



Winchendon Redevelopment Authority

109 Front Street
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Minutes Regular Meeting Tuesday January 5, 2016 4th Floor Conference Room

Members Present: David Connor, Dennis Casavant, , Kenneth LaBrack,

Members Absent: Sheila Donofrio

Others Present: Jenelle Sroczyński; Finance Manager, Les Goodrich, Resident, Norman Norcross, Resident, Marjorie Twiraga, Ahimsa Haven Executive Director, Keith Hickey, Town Manager

Meeting called to order: 1:41p.m.

Approval of Minutes:

Motion to approve the minutes of the 12-10-2015 Regular Meeting LaBrack/Casavant 3-0 Approved, @ 2:01 pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and Tighe & Bond were approved. *Motion to pay Colonial Co-operative Bank LaBrack/Casavant 3-0 Approved @ 2:10; Motion to pay Tighe & Bond Casavant/Connor 2-0 Approved, 1 Abstention @ 2:11pm.*

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports LaBrack/Casavant Approved 3-0 @ 2:20.*

Town Manager Issues:

None for this meeting

Unfinished Business:

Phase V Bike Path: Signs have been installed. Al Gallant and Tracy Murphy have been fielding issues with Mr. Johnson regarding signs on his property. Remaining issues will be finished in spring.

Mylec Road Design: Ms. Murphy will be scheduling a design review meeting shortly.

Ahimsa Haven: Ms. Marjorie Twiraga Executive Director is in attendance. She informed the Authority that Septic and Plot Plans are completed. Engineering is done as well. Fundraising has been a bit more challenging than anticipated. Ahimsa is trying to build donor base. And

A Fundraising Committee has been established. The intention is still to relocate to the Winchendon site. There are many donors and volunteers from Winchendon. Electricity to new facility has been hard to establish as costs are high. Mr. Connor offered suggestions on how to contact Verizon for phone service and they may put in poles. Ms. Twiraga will contact business on Route 140 for more information. She will be back in 6 months for an update.

Wind Tower: There is no new information. Still waiting on Gov. Baker to sign net metering credits.

Cumberland Farms: Still working off of extension until 2-26-2016.

Tax Taking Procedures: Please see new business.

Ingleside: Mr. LaBrack still can't offer information as meetings have been in executive session.

State Appointed: Margaret has been in contact with State. She is waiting on information to come back. She will call again shortly if she hears nothing.

New Business:

Keith Hickey new Town Manager came in for a meet and greet. Authority members expressed their concern over not receiving any tax title properties. Explaining this is the only source of income for the Authority. There is also great concern regarding the loan the Authority holds. The Authority explained the 5% Commercial and 3% Residential residual income from property sales, the potential income from the wind tower, and the mortgage the hold for 350 Baldwinville State Road. The members also explained they are active with other Boards and Committees with in the Town and are always willing to partner and help out in any way for the betterment of Winchendon. Mr. Hickey was receptive to all concerns and information. He suggested holding a joint meeting between the Authority and BOS. He would like everyone to be on the same page. Ultimately it is the decision of the BOS to allow the Authority to received tax title properties. Mr. Hickey understands the concerns, but also realizes the decision has to be in the best interest of the Town.


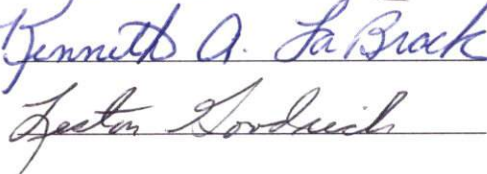
CDBG Update: Ms. Sroczynski briefed the Authority on the status of the grant application. There have been several meetings with the Board of Selectmen and the newly created CDESC, with MRPC the grant writing authority. The Town is hoping to secure funding to redo Walnut Street, have funds for housing rehab, and a fuel assistance program. Application is due Feb. 12, 2016 and the Town is hopeful grant will be awarded.

Adjournment: Motion to adjourn: LaBrack/Casavant 3-0 Approved 2:26pm.

Meeting Adjourned at 2:28 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:


Kenneth A. LaBrack

Jason L. Litch