



Winchendon Redevelopment Authority

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Minutes Special Meeting Monday January 30, 2023 4th Floor Conference Room

Members Present: David Connor, Les Goodrich, Mike Barbaro, Ken LaBrack,

Members Absent: Garrett Wante

Others Present: Justin Sultzbach, Town Manager Jenelle Sroczynski, Recording Secretary, Darlene Rossi, Realtor

Meeting called to order: 5:00 pm

New Buisness:

Beech Street: Ms. Rossi is in attendance to present the Authority with an offer to purchase 11 Beech Street. The offer is for \$130,000 with the buyer assuming the sewer betterment at closing. The buyers would like to see the deed rider reduced from 3% to 1%. Mr. Connor is opposed to lowering the percentage, while Mr. Barbaro is in favor. Mr. LaBrack stated if there is a problem with financing the riders can be reviewed on a case by case basis as stated in previous meetings. *Motion to remain firm on deed rider percentage Connor/Goodrich 3-0 Approved, 1 opposed @5:13pm.* The Authority would like Ms. Rossi to negotiate the deed rider with the buyers, Ms. Rossi put in a call to agent. Mr. Barbaro feels it is better to negotiate the deed rider to 1% than lose the sale. *Motion to accept the 1% offer if 3% is rejected Goodrich/Barbaro 4-0 Approved @ 5:14pm.* *Motion to have Chairman LaBrack sign any and all closing documents pertaining to the sale of 11 Beech Street Connor/Barbaro 4-0 Approved @ 5:16pm.* The buyers agent returned call stating his clients will remain at the 1% deed rider listed in the offer. The Authority will accept the offer. Closing will occur on or around March 1, 2023. *Motion to have Vice-Chairman Goodrich sign any and all closing documents pertaining to the sale of 11 Beech Street if Chairman LaBrack is unavailable Connor/Barbaro 4-0 Approved @ 5:34.*

Adjournment: *Motion to adjourn: LaBrack/Barbaro 4-0 Approved 5:35pm.*

Meeting Adjourned at 5:36pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
