



## Winchendon Redevelopment Authority

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### Minutes

#### **Executive Session Meeting Wednesday, March 22, 2023 4<sup>th</sup> 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:** 6:00 pm

*Motion to move into Executive Session Barbaro/Goodrich 4-0 Approved by roll call vote at 6:01 pm.*

Ms. Rossi is in attendance to update the Authority on the three offers that she has received for the Beech Street Property. The first offer has rescinded, as they did not want to provide their experience. Authority members reviewed the remaining two offers. After review and questions answered by Ms. Rossi, the Authority decided to accept offer number 2, from Jet Investments, LLC. *Motion to accept offer from Jet Investments, LLC, including the following conditions: All exterior improvements must be completed within one year of transfer OR Buyer shall pay Seller \$1,000 per month beyond said year adjusted as to the day of completion, and this provision shall survive the closing;*

*Improvements include the replacement of all siding, the windows that need to be repaired, doors and roofing material. Siding must be clap board style comprised of either fiber cement or wood. Exterior windows must feature shutters on all windows. All exterior walkways, stairs, landings, porches and/or decks must be repaired or replaced to code. All other details to be negotiated by Town Manager. Connor/Goodrich 4-0 Approved by roll call vote at 6:09 pm.*

*Motion to move out of Executive Session Barbaro/Goodrich 4-0 Approved by roll call vote at 6:09 pm.*

*Motion to ratify offer from Jet Investments, LLC Barbaro/Goodrich 4-0 Approved at 6:10 pm.*

*Motion to adjourn Barbaro/Connor 4-0 Approved @ 6:11 pm.*

Ms. Sroczynski reminded the Authority that a vote was needed to appoint a member to sign closing documents.

*Motion to reopen meeting Barbaro/Goodrich 4-0 Approved at 6:13pm*

*Motion to have Chairman LaBrack, or in his absence, Vice-Chairman Goodrich sign any and all closing documents related to the sale of 11 Beech Street Connor/Barbaro 4-0 Approved at 6:14 pm.*

Mr. Connor briefed the Authority on the extra work Ms. Sroczynski preformed regarding the Certified Vote needed for the closing of the Hillview Parcel. Mr. Connor feels she should be compensated for her time, members agree. *Motion to compensate Ms. Sroczynski \$150 for additional work Connor/Barbaro 4-0 Approved at 6:17pm*

**Adjournment:** *Motion to adjourn: Connor/ Barbaro 4- 0 Approved at 6:24 pm.*

**Meeting Adjourned at 6:25pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:  
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