



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes

#### Regular Meeting

Thursday November 13, 2014

MH Parks Building Front Street & 2<sup>nd</sup> Floor Auditorium Room

**Members Present:** Kenneth LaBrack, Beth Hunt, Dennis Casavant, David Connor

**Members Absent:** Sheila Donofrio

**Others Present:** Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager, Tracy Murphy, Planning Agent, John and Michelle Deline; Residents

**Meeting called to order:** 3:03 p.m.

Toured MH Parks Building (outside only) with Realtor Rick Morin. Completed tour.  
Meeting to reconvene at Town Hall.

**Reconvened Meeting called to order:** 3:32

#### Approval of Minutes:

*Motion to approve the minutes of the 10-9-2014 regular meeting, Hunt/Casavant Approved 3-0, @3:33 pm, and Motion to approve the minutes of the 10-30-2014 special meeting Hunt/Casavant Approved 3-0, 1 abstention @ 3:34 pm.*

#### Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank & Kopleman & Paige were approved with the stipulation of Mr. White checking on Colonial Co-operative Loan. *Motion to pay Colonial Co-operative Ban & Kopleman & Paige Hunt/Casavant Approved 4-0 3:37 pm.*

#### Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports Hunt/LaBrack Approved 4-0 @ 3:42 pm*

#### Town Manager Issues:

None for this meeting

#### Unfinished Business:

60 Franklin Street: Proceeds from sale have been received and deposited.

Phase V Bike Path: Bid date is November 27, 2014. Monies have been earmarked. Anticipated start in spring of 2015.

Wind Tower: Mr. White working with Vincent of Associated Wind Energy. Mr. White has spoken with Saloom Furniture, Mac Prototype, and will contact other businesses to try and offload potential power.

Front Street Landscaping: This will remain a work in progress.

Mylec Road Design: Design is complete: Mr. White is waiting on road design copy from Hannigan. There may be funding from a Mass works grant if project is shovel ready.

Ahimsa Haven: No new information for this meeting

River Street Property: No new information. Mr. Maybardy has not responded. Could potentially start work on property and parking lot.

50 Franklin Street: Fences are up and cleaning of the site is taking place. Town Boards are pleased with progress.

Vine Street: Purchase is still on hold. Please see New Business for update from the Delines.

Stuff N Things: Offer has been received. Authority is not responsible for any 21E issues during tax taking process and subsequent sales. Offer is for \$50,000 as is. *Motion to counteroffer \$80,000 and the Authority would like to know the intentions of the buyer.*

*LaBack/Hunt 4-0 Approved @ 4:53 pm.* Mr. White to check with Attorney Glenny on the legality of asking for intentions.

Cumberland Farms: Extension will run out on 11/17/2014. Mr. White is on top of deadline.

Tax Taking Procedures: Authority will have to wait and see what town will be doing with bundling for resale. Authority is keenly aware if no properties are available it would eliminate the revenue source. Town Manager should advise post town meeting scheduled for 11-24-2014. Authority will need at least 1 if not 2 properties per year to generate income.

G. White Stipend: Is on hold. Town Accountant wants to 1099 Mr. White for services. Not sure if this is proper or allowable. Ms. Hunt offered to check on issue.

Ahimsa Haven: Ahimsa sent letter of concern. Now housed in Templeton. There has been some confusion with the Animal Control Officer position. Deed for building will be up in 2018. Will Ahimsa maintain property after 2018? The Authority would like new contact information for Board of Directors for Ahimsa in the event the Scanios relocate. Mr. White to invite board to next meeting.

Ingleside: Project is progressing. More information under new business.

#### **New Business:**

Vine Street: Mr. and Mrs. Deline are in attendance to discuss. Mr. White has been in contact with Wayne Cochran concerning his father. There are still issues with the Title Insurance. If waiver is not signed eviction process will begin. Eviction will be the same process as East Street. Mr. White expects cost to be approximately \$10,000.00 There is a concern over the amount of items needed to be moved. If Sherriff deems it "junk" it can be disposed of. Mrs. Deline is willing to pay up to \$5,000 for eviction. Mr. White to check with Atty. Glenny regarding one year right of redemption. Ms. Hunt would like to know if the Authority can challenge the motion to accept the \$ 25,000 bid. Mr. White to check on vote. *Motion to start eviction process with issuance of Notice to Quit LaBrack/Casavant 4-0 Approved @ 4:08 pm.*

Open Space Plan: Mr. LaBrack approached Authority to help pay for Open Space Plan.

Tighe & Bond fees for plan will be \$16,100. Conservation has agreed to pay \$5,000 and the Winchendon Enhancement Committee has agreed to pay \$5,000. *Motion for Authority to spend and not exceed \$6,100 for Open Space Plan Fees LaBrack/Casavant 4-0 Approved @ 4:29 pm.*

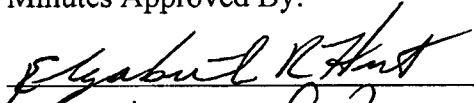
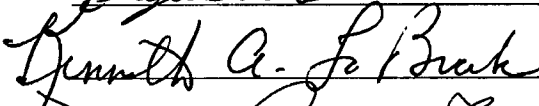

Colonial Line of Credit: Chairman Connor suggested the sale of the building to Cumberland Farms proceeds be used to pay on the line of credit. The wind tower revenue could be used to replace the building at the DPW yard.

**Adjournment:** *Motion to adjourn: Hunt/LaBrack 4- 0 Approved. 5:19pm.*

**Meeting Adjourned at 5:20 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

  
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