



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

### Minutes Special Meeting Tuesday, March 31, 2015 Winchendon Town Hall

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

**Members Absent:** Sheila Donofrio;

**Others Present:** Gerry White, Director of Development  
Sign-In Sheet attached

**Documents presented at this meeting:**

Sign in sheet for the Board Members

Sign in sheet for citizens attending

Offer for Stuff & Things/Dodge

Offer for Stuff & Things/Algers

**Meeting called to order:** Dave Connor, Chairman called the meeting to order at 3:30 p.m.

**Approval of Minutes:**

*None*

**Bills, Communication and Financials:**

None for this meeting

**Financial Report:**

None for this

**Town Manager Issues:**

No Town Manager issues for this meeting

**Unfinished Business:**

None for this meeting

**New Business:**

The Board was briefed on the counter offer from Jason Dodge on the property known as Stuff & Things. The offer countered at a purchase price of \$60,000, \$12,000 down, finance the remainder at 5% for twenty years and a balloon payment at year 5. The discussion was to the price offered, the fact that the Authority didn't want to deal with the interest rates and monthly payments. The counter seemed to be so that the payments were smaller up front and then be paid off at year five. The Board discussed options to keep the payments lower for the first couple of years and then increase. Another issue was the cost of the commission and the fact that it should be paid up front as well.

*Motion was made to counter the offer with a purchase price of \$65,400, \$17,400 down including the \$5,400 commission that was to be paid to the realtor at closing, Buyer to pay all closing costs with the exception of the tax stamps, the 5% return clause to the WRA should the property be sold in the future, and payments on the anniversary date of the closing for year 1 - \$2,400, year 2 - \$4,800, years 3 through 5 - \$13,600. LaBrack/Casavant, Approved 4 – 0 at 4:10 pm.*

*Motion to have Dave Connor or Ken LaBrack in Dave's absence to sign any and all documents related to the sales and closing of Stuff & Things, Assessor's map 10, parcels 54 and 71 should the offer or counter be accepted with Jason Dodge. Hunt/Casavant, 4 – 0, Approved at 4:11 pm.*

The Board was then briefed on another offer regarding the same property, Stuff & Things, Assessor's Map 10, Parcels 54 & 71. The offer was from Ron Alger and was for \$40,000 cash, contingent upon the sale of Mr. Alger's property. The discussion was that the offer should be countered at the same price as the previous offer to make things equal and fair.

*Motion was made to counter the offer of Mr. Alger's with a purchase price of \$65,400, Buyer to pay all closing costs with the exception of the tax stamps and the 5% return clause to the WRA should the property be sold in the future. Hunt/ LaBrack, Approved 4 – 0 at 4:18 pm.*

*Motion to have Dave Connor or Ken LaBrack in Dave's absence to sign any and all documents related to the sales and closing of Stuff & Things, Assessor's map 10, parcels 54 and 71 should the offer or counter be accepted with Ron Alger. Hunt/Casavant, 4 – 0, Approved at 4:20 pm.*




Dave Connor asked if was anything else of interest to discuss and if not, she would entertain a motion to adjourn.

**Adjournment:** Motion to adjourn: Casavant/Hunt: 4-0 approved. 4:30 p.m.

**Meeting adjourned at 4:30 p.m.**

Respectfully submitted by:  
Gerald White  
Director of Development

Minutes Approved By:

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
\_\_\_\_\_