

Approved 5.14.2015



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Phone: 978.297.3308

Fax: 978.297.5411

Minutes Special Meeting Thursday April 16, 2015 Winchendon Town Hall

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

Members Absent: Sheila Donofrio; Beth Hunt;

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
Offer for Stuff & Things/Konen

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, 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 that was agreed upon by Jason Dodge. In addition, there were two other cash offers to discuss. Mr. Alger raised his offer to \$50,000 cash and another offer from Mr. Konen for \$52,000 cash.

The Board discussed the two offers for cash and compared them to the offer from Dodge which included financing. There was discussion of the past two financing parcels agreements and the difficulty of being paid. The general discussion was to accept the cash offer with the best plan. It appeared that Mr. Alger wanted to build on the rear of the property and possibly sell RVs. Mr. Konen's offer which was higher by \$2,000 was to run a heavy equipment business similar to the one he owns in Alstead, NH. While both were similar, it appeared that Mr. Konen's offer was better and might even create more jobs.

Motion was made to accept Mr. Konen's offer of \$52,000 cash for the property, Stuff & Things, Assessor's Map 10, Parcels 54 & 71, "As Is", including the buyer pay all closing costs with the exception of the tax stamps and the inclusion of the 5% return clause to the WRA should the property be sold in whole or subdivided in the future. Casavant LaBrack, Approved 3 – 0 at 3:41 pm.

Motion to have Dave Connor, Ken LaBrack of Dave Casavant to sign any and all documents related to the sales and closing of Stuff & Things, Assessor's map 10, parcels 54 and 71 for the offer from Mr. Konen for \$52,000. LaBrack/Casavant, 3 – 0, Approved at 3:59 pm.

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

There was discussion concerning payment on the loan that the Authority has out. It was noted that with the sale, there should be a larger payment to bring the premium down.

Motion to make a lump sum payment on the loan in the amount of \$25,000 once the closing is recorded for Vine Street. LaBrack/Casavant, 3 – 0, Approved at 3:50 pm

Adjournment: *Motion to adjourn: LaBrack/Casavant: 3– 0 approved. 3:55 p.m.*

Meeting adjourned at 3:55 p.m.

Respectfully submitted by:
Gerald White
Director of Development

Minutes Approved By:

Tennell A. LaBrack
Dennis Casavant
Dennis Casavant

