



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes
Regular Meeting
Thursday May 14, 2015
2nd Floor Auditorium Room

Members Present: David Connor, Sheila Donofrio Dennis Casavant, Kenneth LaBrack

Members Absent:

Others Present: Jenelle Sroczynski; Finance Manager, Tracy Murphy; Planning Agent, Jason & Lisa Dodge, Sarah Monfreda, Rick Morin

Meeting called to order: 3:32 p.m.

Approval of Minutes:

Motion to approve the minutes of the 4-9-2015 Regular Meeting LaBrack/Casavant 3-0 Approved @ 3:32 pm. Motion to approve the minutes of the 4-16-2015 Special Meeting Casavant/LaBrack 3-0 Approved @ 3:34 pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, Town of Winchendon, & Tighe & Bond were approved. *Motion to pay Colonial Co-operative Bank, LaFortune & Glenny, and Bond Approved 3-0, @ 3:34 pm. Motion to approved Tighe & Bond Casavant/Donofrio Approved 3-0, 1 abstention @ 3:35 pm.*

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports LaBrack/Casavant Approved 4-0 @ 3:38 pm*

Town Manager Issues:

None for this meeting

Unfinished Business:

Phase V Bike Path: Contractor is removing vegetation. Working on clearing path. Contractor is still anticipating a November completion.

Front Street Landscaping: Discussed at last Toy Town Partnership meeting. Garden Club is interested in helping with plantings. Ms. Murphy will tell club to go ahead. Also, will check on status of granite posts,

Mylec Road Design: Design is complete. Still needs to be reviewed by Planning Board.

Ahimsa Haven: See New Business

Wind Tower: Net metering credits are full. Contract to be renegotiated. Also, National Grid has net quota for green power. Ms. Murphy to invite Mr. Mochella to next meeting.

River Street Property: Still on hold with Army Corps of Engineers.

50 Franklin Street: Ms. Murphy to write Mr. Bator a letter asking him to make offer to settle debt.

Stuff N Things: See new business

Cumberland Farms: The project is moving forward. There is no need for a new extension as project is being reinstated. Now that project is moving forward the Authority decided to make a payment on line of credit and focus on rebuilding town garage later. Ms. Murphy to inquire on getting on Monty Tech's project list. *Motion to apply to Monty Tech to construct building to replace garage Donofrio/Casavant Approved 4-0 @ 4:25pm.*

Tax Taking Procedures: No new information.

Ingleside: There are several proposals for Chapter 90 money. One being the redesign of Hall Road. WEC is meeting with John Kearny on 5-22-2015 to discuss options on how to obtain Ingleside property. Mr. LaBrack has done a comparison on how Cushing Academy donates to the Town of Ashburnham, and what the Winchendon School has donated to the Town. He will be discussing this at above mentioned meeting. TIP money was also discussed for the Teel Road redesign. Ms. Murphy to consult with Mr. Deline on TIP priorities.

Gerry White Stipend: Authority has agreed to transfer stipend to Ms. Murphy for her work on their behalf. Issue is being worked on between Town Accountant and DOR.

State Appointed WRA Member: BOS has reached out to the community for new member. Authority has agreed to Have Mr. Connor be the State Appointee and seek a regular member. Also, other appointment dates need to be confirmed.

New Business:

Rick Morin is presenting a cash offer on Stuff N Things. Previous offer has rescinded due to possible 21 E issue. Mr. & Mrs. Dodge have returned with a \$53,000 offer. Loan structure would be as follows:

\$ 5,000 1st year payment

\$5,000 2nd year payment

\$10,000 3rd-5th year payment

\$3,000 for Mr. Morin's flat fee

Mr. Dodge would pay off earlier if he can. He would still like to open a BBQ restaurant in building. He understands the amount of clean- up it will take in the yard. He anticipates a year to clean building and yard. Authority wants to see Mr. Dodge succeed and bring some improvements to that area of town. Authority will take offer under advisement and make list of stipulations. *Motion to accept proposal contingent on stipulations put forth by Authority Donofrio/Casavant 4-0 Approved @ 4:41.* Ms. Murphy to meet with Atty. Glenny and Mr. Connor to write up stipulations.

Ahimsa Haven: Mrs. Monfreda was in attendance to update the Authority. A fundraising committee has been established and have had success in raising some funding. It is still Ahimsa's intention to move to Winchendon. Funding has proven to be more problematic than anticipated. Ahimsa has also expanded their volunteer base. The Authority suggested looking in to other funding sources such as Robinson-Broadhurst. Ahimsa is also open to constructing a more modest design of a shelter than originally planned. Mrs. Monfreda will be in every six months for an update report.

Adjournment: Motion to adjourn: LaBrack/Casavant 4-0 Approved. 4:49pm.

Meeting Adjourned at 4:52 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

Dennis Casavant
Kenneth A. J. Bruey
Dennis Casavant
