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JUN 10 2019

WINCHENDON TOWN CLERK

Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes Regular Meeting Monday May 13, 2019 4th Floor Conference Room

Members Present: David Connor, Ken LaBrack, Dennis Casavant

Members Absent: Mike Barbaro, Les Goodrich

Others Present: Keith Hickey, Town Manager, Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:03 pm.

Approval of Minutes:

Motion to approve the minutes of the 4-8-2019 Regular Meeting LaBrack/Casavant 3-0 Approved, @ 5:04p. Motion to approve the minutes of the 4-29-2019 Special Meeting LaBrack/Casavant 3-0 Approved @ 5:04 pm.

Bills, Communication and Financials:

The invoice for Jenelle Sroczynski was approved. *Motion to pay Jenelle Sroczynski LaBrack/Casavant 3-0 Approved @5:05pm.*

The Financial Reports were approved. *Motion to approve Financial Reports Casavant/LaBrack 3-0 Approved @ 5:06pm.*

Unfinished Business:

Hillview Business Park: Mr. Hickey informed the Authority that he has been working with the marijuana cultivators on either a lease or to purchase the property. Mr. Hickey has also been in contact with the engineering firm. They are working on modifying the subdivision. The roadway will be relocated closer to the front door, the parking lot size will be reduced, and the shipping door will be relocated to the front of the building. This will reduce the cost of the roadway. The high end of site work to make the lot "pad ready" is \$760,000, with these proposed changes the cost could be reduced to \$600,000. These costs include extending water service and sidewalks. Mr. Hickey told the Authority the MassWorks Grant is almost ready for submission. He is in receipt of a letter from Eric Liebman. The letter commits to creating 50 construction jobs, and 60 permanent jobs for the town. This will be a nearly 12 million dollar investment to the town, and is a crucial piece to the grant application. The grant will be submitted in the beginning of July, and word of award is slated for early fall. All

parties understand that if the grant is awarded, and if the developers can't make the numbers work, they are not committed to the project. The Authority is willing to work with the developers regarding lease payments and up-front costs. Mr. Hickey is hopeful he will have an answer by the end of the week. The plumbing supply company is still interested in the second site. They will also provide a letter of support. Senator Gobi has been a big supporter of this project and will be advocating for the funding on the state level. The Authority has agreed to suspend the work Paul Grazewicz has been doing, pay him for what has been completed, and have TCE complete the remainder of the work.

Woodlawn Ave. Parcel: Chairman Connor presented the Authority an email chain from Ms. Rossi. She has had no luck in selling the parcel to abutters due to the restrictions placed upon it due to the property being a wetland. There is nothing else she can do, and she explained to the Authority that she took this project on as a commission only listing, and understands she will not be receiving compensation for her work. The Authority is cognizant of the time she has spent on this project. Chairman Connor will send thank you note.

Spring/Glenallen St. Park Updates: The park will be renamed Grout Park. The application for the plug-in stations was approved by National Grid. There will be two Charge Point Level 2 charge stations installed. The Authority is hoping to recapture some of the upfront electrical costs that were paid to bring power to the park. During the trench work for the project the conduit will be laid for future electrical needs such as the flagpole light, and Christmas tree lighting. There will also be power run for the Marquis sign.

Food Vendor: The Authority has the lease for the hot dog vendor to review. Mr. Hickey suggested receiving a security deposit in the event there are unanticipated issues. The Authority agreed to take a \$200 redeemable deposit. Chairman Connor will go to bank to set up proper account for the deposit. *Motion to accept lease as amended LaBrack/Casavant 3-0 Approved @ 5:37 pm. Motion to have Chairman Connor sign any and all lease documents LaBrack/Casavant 3-0 Approved @ 5:38 pm.*

Planning and Development Updates: None were provided.

Town Manager Issues:

None were provided.

New Business:

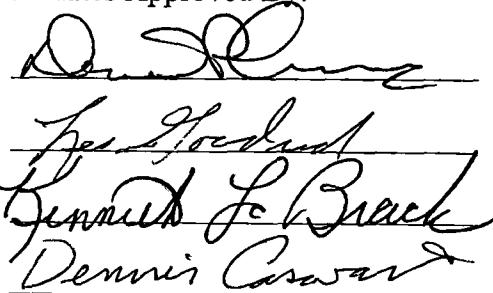
No New Business

Adjournment: *Motion to adjourn: LaBrack/Casavant 3-0 Approved 5:38pm.*

Meeting Adjourned at 5:40 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:



Dennis LaBrack
Dennis Casavant

