



Winchendon Redevelopment Authority

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Minutes Regular Meeting Monday June 10, 2019 4th Floor Conference Room

Members Present: David Connor, Ken LaBrack, Dennis Casavant, Mike Barbaro, Les Goodrich

Members Absent:

Others Present: Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:00 pm.

Approval of Minutes:

Motion to approve the minutes of the 5-13-2019 Regular Meeting, as amended Barbaro/LaBrack 5-0 Approved @ 5:01pm, Motion to approve the minutes of the 5-13-2019 Regular Meeting Goodrich/LaBrack 5-0 Approved, @ 5:02pm. Motion to approve the minutes of the 5-30-2019 Special Meeting Goodrich/ LaBrack/ 4-0 Approved, 1 Abstention @ 5:04 pm.

Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and National Grid were approved. *Motion to pay Jenelle Sroczynski and National Grid Barbaro/Goodrich 5-0 Approved @5:04pm.*

The Financial Reports were approved. *Motion to approve Financial Reports Barbaro/Goodrich 5-0 Approved @ 5:04pm.*

Unfinished Business:

Hillview Business Park: Ms. Murphy informed the Authority that Rudeman, the plumbing supply company, is interested in moving to the business park. They have just purchased the Sothorn New Hampshire service region, and are prominent in the Central Massachusetts area. Hillview is the perfect spot for their growing company. They are interested in the 3.2 acre lot. The intention is to build a 4,000 square foot building. A portion to occupy, and a portion to rent out. Ms. Murphy is working on the commitment letter for the Massworks Grant, along with the construction schedule. Ms. Murphy is also looking for a letter of support from the Authority for the project. *Motion for Chairman Connor to sign letter of support Goodrich/Barbaro 5-0 Approved @ 5:11 pm.* The Authority questioned whether Rudeman

will be renting the property, or purchasing out right. This is still undecided. Ms. Murphy will do some "homework" to determine what a fair price would be for a parcel that will have access to a million dollar roadway, and water. TEC Engineering will present the project at the July 15th Board of Selectmen meeting. They will be looking for public support for the Massworks Grant Application. Ms. Murphy encouraged Authority members to attend as well. Ms. Sroczynski will post a special joint meeting. The grant application is due at the end of July. The Authority would like to replace the sign at Hillview. Chairman Connor and Mr. Goodrich will take the old sign down. The Authority would like to promote the parcels at Hillview, and have the members names listed on the sign. The contact information will be listed as the Planning and Development Office. Ms. Murphy to look into sign replacement options.

Spring/Glenallen St. Park Updates: The asphalt is down and the curbs and berms are being placed. Mr. Kennedy is on site as the lease agreement has been signed and all monies owed have been paid. The Authority is impressed with the look and set up of Mr. Kennedy's cart.

Planning and Development Updates: Ms. Murphy informed the Authority that MRPC has an open comment period for the Montachusett Region CEDS Draft. She had been on the committee for quite some time, however she was unaware and is most interested in becoming involved in this committee. She is inviting the Authority to log onto MRPC's website and offer any comments to the draft.

Town Manager Issues:

None were provided.

New Business:

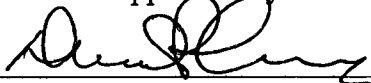
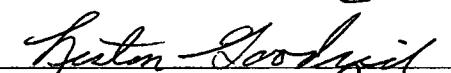
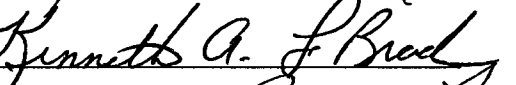

Plug In Stations: The stations are set to be installed on 6-20-2019. There is an initial up front cost of \$1200.00 to sign into the Cloud. *Motion to commit \$1200.00 for Cloud access Goodrich/LaBrack 5-0 Approved @ 5:33 pm.* There are also annual fees associated with the Cloud. Ms. Murphy plans on being the administrator for the Authority for this project. The Authority will need to set the rate for electrical charges for the stations. Ms. Murphy will do research on other community rates. There is a question as to the what the town is being charged for power. Will the Authority be charged at the Town's energy rate, or at a higher rate? Ms. Murphy will gather information. Ms. Barbaro is interested in bike rental stations. This will be looked into once the park is more established.

Adjournment: *Motion to adjourn: Barbaro/Goodrich: 5-0 Approved 5:36pm.*

Meeting Adjourned at 5:38 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

Mindy Kline