



Winchendon Redevelop-

ment Authority

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Minutes
Regular Meeting
Monday, August 12, 2024
4th Floor Conference Room

Members Present: Michael Barbaro, David Connor, Les Goodrich, Ken LaBrack, Garrett Wante

Members Absent:

Others Present: Bill McKinney, Town Manager, Jenelle Sroczynski, Recording Secretary, Brian Croteau, DPW Director

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 7-8-24 Regular Meeting Goodrich/LaBrack 5-0 Approved, @ 5:00 pm.

Bills and Communications:

The invoices for Jenelle Sroczynski, Jacoby Tree Service, and Roselli, Clark and Associates were presented. *Motion to pay Jenelle Sroczynski, Jacoby Tree Service, and Roselli, Clark and Associates Connor/Goodrich 5-0 Approved @ 5:01 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve financial reports LaBrack/Wante 5-0 Approved @ 5:03 pm.* Ms. Sroczynski noted a check was received from Chargepoint for the charging stations at Grout Park. Mr. McKinney will process check. Ms. Sroczynski also mentioned Athol Savings Bank sent a notice of inactivity, the document was signed by Chairman Barbaro and will be mailed.

Public Comment: None were heard.

Unfinished Business:

Hillview Business Park: The saplings have been removed by Jacoby Tree Service. No update as to the timeline for Winchendon Grows has been received. Mr. Cefalo and Mr. Massa are scheduled to attend the September 2024 meeting. The Authority is interested in the original benchmarks for construction. It is unclear where this information is. Research will need to be done. Mr. Barbaro will ask Ms. Roberts. Ms. Sroczynski will research the P&S agree-

ment, deed, and minutes. Mr. Connor is interested in having a sign installed advertising Hillview's available parcels. The original sign was damaged and removed many years ago. Mr. Barbaro asked about a Mass Development Grant. Mr. Croteau doesn't think it is an option.

Lincoln Ave: The status of the transfer of ownership is unclear. Atty. Glenny needs to be contacted. Once deed has been recorded the 30B procurement process can begin. The Authority feels there may be a few interested parties. *Motion to have Mr. Croteau advertise under 30B procurement once deed is transferred LaBrack/Connor 5-0 Approved @ 5:18pm.*

Beech Street Park:: The CAD drawings are complete. Mr. Croteau still has some grading/site work to do. He suggested the Authority meet at the park to discuss how things should be laid out. It was confirmed the \$35,000 grant money is in the town's possession. Mr. Croteau stated the town received \$900,000 in grant funding for the replacement of water, sewer, and drainage for Beech Street.

Deed Rider Update: Mr. Connor met with Atty. Glenny. Mr. Glenny feels that after the 1st sale the Authority has no legal right to ask for additional funds. There will continue to be issues with lenders who question the rider. A new draft version of deed rider language by Atty. Glenny will be presented at the September meeting.

Webster Street: The new section of the bike path is completed.

Planning & Development Updates:

No update was provided.

Town Manager Updates:

No update was provided.

New Business:

Mr. Goodrich asked about the status of tax title properties to be conveyed to the Authority. There are new laws regarding tax takings, and more research will need to be done to see how this affects the Authority.

Next scheduled meeting is September 9, 2024.

Adjournment: *Motion to adjourn: Goodrich/LaBrack 5-0 Approved 5:43pm.*

Meeting Adjourned at 5:43pm.

Respectfully submitted by:

Jenelle Sroczynski
Board Secretary

Minutes Approved By:
