



Winchendon Redevelop-

ment Authority

109 Front Street
Winchendon, MA 01475

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Minutes
Regular Meeting
Monday, February 10, 2025
4th Floor Conference Room

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

Members Absent: Garrett Wante

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

Meeting called to order: 5:00 pm

Approval of Minutes:

Motion to approve the minutes of the 1-13-25 Regular Meeting Connor/Goodrich 4-0 Approved, @ 5:00pm.

Bills and Communications:

The invoice for Jenelle Sroczynski, was presented. *Motion to approve invoice for Jenelle Sroczynski, GoodrichLaBrack 4-0 Approved @ 5:00 pm.*

Financial Reports:

The financial reports were presented. *Motion to approve financial reports LaBrack/Goodrich 4-0 Approved @ 5:00 pm.* Ms. Sroczynski noted the Robinson-Broadhurst grant money has been deposited in the checking account. Ms. Sroczynski also told the Authority that all tax filings have been completed.

Public Comment:

None were heard

Unfinished Business:

Hillview Business Park: Mr. Barbaro has had an additional conversation with Mr. Massa. Mr. Massa stated that Winchendon Grows has secured 4 of the 5 investor signatures needed to proceed. More information will follow as it becomes available.

Lincoln Ave. Parcel: Mr. Croteau has begun the procurement process. His question to the Authority is whether to do an RFP or an RFQ? Mr. Connor likes the RFP option as jobs could be created. Mr. Croteau is hoping to have the process completed this week and begin the advertising requirements. The project will appear in the Gardner News, the Town's web-

site, and Realtor Darlene Rossi will be informed as well. Mr. Croteau stated that the RFQ option allows the Authority to be the deciding factor on the project based on the proposals. The Authority has decided to utilize the RFQ option. Mr. Croteau will have bid deadline for March 10, 2025 at 5pm, and the Authority can review bids at the March 10, 2025 meeting.

Beech Street Park: All progress on the park has stopped due to winter. Mr. O'Neil still needs to be consulted on the QR codes and link to you tube page. It is unsure if there will be a one time or recurring cost associated with this part of the project.

Webster Street: This parcel will be placed on the warrant for spring town meeting, Ms. Sroczynski to work on information for Mr. McKinney.

Willoughby Ave: Mr. Connor has has no further contact with Mr. Calder.

MOU: Ms. Roberts was working on the document. Mr. Barbaro stated this MOU is only on new parcels moving forward. Mr. Goodrich mentioned the Authority's Mission Statement contains language that states the Authority is to coordinate with the Town in any way possible to promote growth and create jobs. Mr. Connor expressed his concern that if a MOU is in place it could be binding and not necessarily work for what is in the best interest of the Town. Mr. Connor stated that past practices were the Town asked the Authority for what it needed, and if the Authority could help it did. Mr. Connor likes the flexibility this route offers. It is understood the Authority needs parcels to sell in order to maintain its income stream to be able to help with upcoming grants and projects.

4 Summer Drive: This parcel is slated to be a warrant article for spring town meeting, Mr. McKinney has had conversation with the new owner of Bullspit. There was some confusion over the ownership of the building. The town owns the building. There is no clean 21E. Work can only be done with in the footprints that have been cleared.

Planning & Development Updates:

No update was provided.

Town Manager Updates:

No update was provided.

New Business:

None was heard.

Next scheduled meeting is March 10, 2025.

Adjournment: *Motion to adjourn: Connor/LaBrack 5 – 0 Approved 5:36pm.*

Meeting Adjourned at 5:37pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
