TO: Board of Selectmen

FROM: Justin Sultzbach, Town Manager

DATE: April 11th, 2022

RE: Acceptance of Deed in Lieu of Foreclosure – 3-11 Beech Street

Board Members,

We have made significant progress with the new attorney and owners of 3-11 Beech St. Prepared for your review this evening we have attached copies of the Deed Acceptances for both properties. Once signed by the board, we will forward these documents to Maine, where the current property owners will sign over the deeds at the end of April. This will also include two copies of certified Town Meeting Votes from our recent Special Town Meeting in November 2021. Once signed over, the properties will be transferred to the Winchendon Redevelopment Authority with work expected to start on site this summer. We are also seeking much needed CDBG grant funds to rebuild critical infrastructure on Beech Street stretching from Spring Street all the way through to Summer Street. If awarded, the start of this work would be coordinated with the completion of the Gateway Park.

As a reminder, the significant undertaking of this project will come at no expense to our taxpayers. Our Master Plan calls for the removal of downtown blight and improvement to our “Gateway Areas”. This initiative will satisfy both of these goals. It is our intent to rehabilitate the two-family residential structure, the sale of which will cover the cost of removing the old 4 C’s garage. In its place we will construct a Gateway Park that will serve as a more welcoming view to those entering downtown Winchendon. Should any funds remain from this project we intend to put them to work cleaning up other blighted areas in town. It is our goal that with each additional source of blight removed downtown, we will be supporting our existing business and further incentivizing private investment in our community over future years.

Recommended Motion: Motion to accept the properties at 3-11 Beech St as supported by the affirmative November 8, 2021 Special Town Meeting Vote, and further to sign the attached Acceptances for 3 Beech St and 11 Beech St as presented.