



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

Approved 8-8-2013

Phone: 978.297.3308

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Minutes **Regular Meeting** **Thursday July 25, 2013** **2nd Floor Auditorium**

Members Present: Kenneth LaBrack; Beth Hunt; David Connor, Dennis Casavant

Members Absent: Sheila Donofrio

Others Present: Gerald White; Grants Administrator; Jenelle Sroczynski; Finance Manager,

Meeting called to order: 3:33 p.m.

Approval of Minutes:

Motion to approve the regular meeting minutes of the 6-13-2013 meeting, and the special meeting minutes of the 7-3-2013 meeting Hunt/LaBrack Approved 4-0 @3:35 pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, Kopleman and Paige, Walmart Business Card, National Grid, and Murray-Davenport Oil were approved. *Motion to pay Colonial Co-operative Bank, Kopleman and Paige, Walmart Business Card, National Grid, and Murray-Davenport Oil LaBrack/ Hunt Approved 4-0 3:38 pm.*

Financial Reports:

The financial reports were approved. *Motion to approve Financial Reports LaBrack/Hunt Approved 4-0 @ 3:49 pm* Mr. White to check on Baldwinville Road Properties with CCB Loan.

Town Manager Issues:

None for this meeting

Unfinished Business:

60 Franklin Street: Foreclosure went through. Auction was held July 12, 2013. Mr. White attended. Two people were in attendance. Opening bid was \$65,000, did not include the WRA's \$19,500. No bids were entertained. Bank will market through realtor. Mr. White spoke with Mr. Kreidler regarding taking property for tax title. Equipment would be attached. 11 East Street: Potential buyer withdrew application. She was concerned about the deed rider attached to the property through the CDBG program. Mr. White is working with DHCD for leniency on the restrictions. The WRA has received another offer for the property. New offer for \$99,900 with a \$5,500 allowance for closing costs and appliances. *Motion to counter offer*

with 1.5% and \$1,500 for closing costs and to also have Mr. White counter potential new offer LaBrack/Casavant 4-0 Approved 4:04 pm. Mr. Leray was under contract for East Street Repairs. He replaced all columns in basement instead of three. Authority will only approve payment for contracted columns.

Phase V Bike Path: P&S with Mr. Mizhir is on or about 8-3-2013. \$70,000 for land. East Street Property may be able to front money.

Wind Tower: Lease is complete. A project review meeting is planned. A civil engineer will be hired to get project ready. There is 1 project and 2 towers. Subdivision rules are being rewritten for commercial project. Waiving underground permit fees.

Front Street Landscaping: Some work is being done. President of Garden Club will produce a design.

Mylec Road Design: John White has a few issues. Hannigan is in receipt of email with issues and will address them.

50 Franklin Street: Payment still has not been received. Mr. White to ask Atty. Glennly to send letter to initiate foreclosure. WRA would like to see property cleaned up.

Ahimsa Haven: No new information for this meeting.

Tannery Hill Property: Mr. White still working on finding Brownfield package.

Mill Glen Road: Mr. White meeting with Atty. Glennly on 7-26-2013 for closing.

Teel Road: Closing is on hold. Plan states not a buildable lot. Buyers would like it to be a buildable lot. Mr. White to speak with Mr. Morin, buyers will need variance. This will be on hold until September.

New Business: None for this meeting.

Adjournment: Motion to adjourn: Hunt/LaBrack 4- 0 Approved. 4:22pm.

Meeting Adjourned at 4:25 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
