



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes Regular Meeting Wednesday August 13, 2014 4th Floor Conference Room

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

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

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

Approval of Minutes:

Motion to approve the minutes of the 7-10-2014 regular meeting, Hunt/ Casavant Approved 4-0, @3:34 pm. Motion to approve the minutes of the 7-24-2014 special meeting Hunt/Casavant Approved 4-0 @ 3:36pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank, Kopleman & Paige, Stonebridge Press, and A-1 Locksmith were approved. *Motion to pay Colonial Co-operative Bank, Kopleman & Paige, Stonebridge Press, and A-1 Locksmith LaBrack/Hunt Approved 4-0 3:35 pm.*

Financial Reports:

The financial reports were approved. *Motion to approve Financial Report LaBrack/Hunt Approved 4-0 @ 3:46 pm* Ms. Sroczynski to check on possible discrepancy on Financial Report and inform Authority on her findings.

Town Manager Issues:

None for this meeting

Unfinished Business:

60 Franklin Street: NCMDC has interviewed a party that may be interested in purchasing the property. May have to sell at a loss. If property is sold at loss the Authority may be approached to accept the same % of loss. Mr. White can also check on an outright buy out for a certain price. That way the Authority would be free and clear of an outstanding mortgage. Authority will take it under advisement.

50 Franklin Street: Mr. Bator is still deployed. His brother is in charge of the business and not running it well. Local Board of Health is concerned about the shavings on the ground. Mr. White will keep on top of situation.

Phase V Bike Path: The project is out to bid for the construction phase. Bids are due 8/28/2014. There are issues with DOT. Post acceptance of the project they are now requiring more information and potential changes. Senator Brewer is involved and all parties are working towards rectifying the issues.

Wind Tower: A meeting is scheduled for 8/14/2014. Mrs. Murphy will be running the meeting. It is for informational purposes only. This is the furthest this project has been so far. Will brief Authority next month.

Front Street Landscaping: Mr. White to get in touch with Mr. Newton to establish contact with Ms. Paston.

Mylec Road Design: Design is complete. Mr. White to give plan to Mr. Berndt.

Ahimsa Haven: No new information for this meeting

River Street Property: Mr. White will email Mr. Maybardy next week.

Vine Street: Waiting on closing documentation from Attorney Glenny.

Baldwinville State Road; Property has been rekeyed. Power is still on. Mr. Morin has property listed for \$99,900. There are still a lot of items on the property. Mr. White to write Mr. Berry a letter giving him a time table to remove his belongings. The letter will be certified.

Pleasant Street Property: Waiting on reimbursement from the Library.

New Business:

Mrs. Durling is in attendance to ask if the Authority would consider giving the Totem Pole to Silver Hawk. She thinks it may be helpful in drawing customers to the business. Mr. White stated he has a few people interested in the pole. Mr. White to get in touch with interested parties. *Motion to donate/dispose of Totem Pole to party that Authority feels would put it to best use at September meeting Hunt/Casavant Approved 4-0 @ 3:59 pm.*

Mr. LaBrack spoke on behalf of the Winchendon Enhancement Committee. He wanted to make sure the Authority understands the position of the Committee. He expressed the interest in the Town purchasing the Ingleside property for the betterment of the Town. He also explained how the Committee is initiating its "Marketing Campaign" to make various groups in the town and the townspeople aware of the Committee's intentions. He is hoping once the Warrant Article appears on the fall town meeting schedule it will gain approval. Tighe & Bond has been hire for the Master Plan.

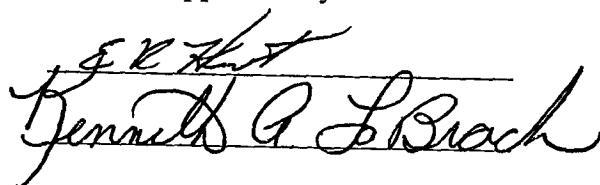
Downtown Revitalization Study: UMASS will be here on September 29th at 5:30 for the kick-off meeting of the study. Meeting place is tentatively scheduled for the Senior Center. Mrs. Murphy will confirm at next meeting.

Adjournment: *Motion to adjourn: Hunt/Casavant 4- 0 Approved. 4:34pm.*

Meeting Adjourned at 4:35 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

A handwritten signature in black ink, reading "Kenneth G. LaBrack". The signature is written over a horizontal line.

Dennis Casavant
Shelb Longford