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WINCHENDON TOWN CLERK



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes

#### Regular Meeting

Monday April 9, 2018

4<sup>th</sup> Floor Conference Room

**Members Present:** David Connor, Les Goodrich, Mike Barbaro, Ken LaBrack

**Members Absent:** Dennis Casavant

**Others Present:** Darlene Rossi, Realtor, Jason Dodge, Art Amenta, Keith Hickey, Town Manager, Tracy Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary

**Meeting called to order:** 5:00 pm.

*Motion to recess until return of Chairman Goodrich/LaBrack 3-0 Approved @ 5:00pm*

*Motion to return to regular meeting LaBrack/Barbaro 3-0 Approved @ 5:03*

#### Approval of Minutes:

*Motion to approve the minutes of the 3-12-2018 Regular Meeting Goodrich/Barbaro 3-0, 1 Abstenetion Approved, @ 5:03 pm.*

#### Bills, Communication and Financials:

The invoices for Jenelle Sroczynski and Lafortune, Oldach, and Glennny was approved. *Motion to pay Jenelle Sroczynski and Lafortune, Oldach, and Glennny Goodrich/Barbaro 4-0 Approved, @ 5:04pm.*

The financial reports were approved. *Motion to approve Financial Reports Barbaro/Goodrich Approved 4-0 @ 5:04 pm.*

#### Town Manager Issues:

None for this meeting

#### Unfinished Business:

Jason Dodge: Mr. Dodge is in attendance. Attorney Glennny had sent a letter to Mr. Dodge, however it was sent to the wrong address. Mr. Connor advised Mr. Dodge of the Authority's intention of taking the property 90 days after the letter was sent. The date would be June 5, 2018. Mr. Dodge has the intention of paying off the \$30,000 loan by that time. He is made aware he will be responsible for the legal costs. Mr. Dodge will get in touch with his attorney Mr. Kimball and arrange necessary paperwork with Attorney Glennny. *Motion to have Chair-*

*man Connor sign any and all paperwork for the payoff of mortgage Barbaro/Goodrich 4-0 Approved @ 5:08 pm.*

Hillview Solar Lease Update: Initial \$5,000 has been received to cover the first 365 days of agreement. Mr. Hickey received a call from Mr. Cefilo regarding the lease for the marijuana facility. Mr. Cefilo is proposing a drop in the rent payment from \$5,000 per month to \$2,000 per month citing that other communities are willing to give land for the operation. Mr. Hickey asked for documentation to support the claim. Mr. Hickey and the Authority are considering the price drop as they are looking at the "bigger picture" in terms of job creation and utilizing the utilities that have been installed at Hillview. A graduated rent program may be put in place if and when the initial building size increases. There is still an issue of lot lines and wetlands needing to be delineated. A survey needs to be completed and this will be a helpful tool with leasing or potentially selling the usable lots. *Motion to get price for survey work Goodrich/Barbaro 4-0 Approved @ 5:39 pm.*

Robbins Road (Former Ahimsa Lot): The P&S agreement has been executed by Attorney Glenny. Mr. Connor has a copy and will forward to members. Mr. Rice is ready to purchase and closing is expected to happen within a couple of weeks. *Motion for Chairman Connor to sign any and all closing documents Barbaro/Goodrich 4-0 Approved @ 5:43 pm.*

Woodlawn Ave: Ms. Rossi is in attendance. She is presenting an offer from a builder. He is proposing \$20,000 purchase price and the release of the 3% repayment to the the Authority upon resale. Mr. Barbaro is not in favor of the drop in sales price or releasing the 3%. Mr. Connor agrees with Mr. Barbaro and would like to counter. *Motion to counter offer price to \$24,000 and keep 3% Barbaro/Goodrich 4-0 Approved @ 5:21 pm.*

Electrical Upgrade Bike Path: Ms. Murphy met with Lakeview nurseries. They are working on a price for landscape material. Mr. Gallant has not set the electrical pole yet. Ms. Murphy will also meet with Mass Broken Stone to talk about paving options. No parking signs will have to be installed for the Farmers Market as well. Mr. Connor informed the Authority that the Housing Authority will donate the granite for the curbing. Constellation Energy is interested in installing plug in stations. There may be some funding through Converse Gardens for landscape improvements. The food truck is also ready be on site.

#### **New Business:**

Executive Session Minutes: There are 4 sets of Executive Session minutes that need to be released. *Motion to release Executive Session minutes Goodrich/Barbaro 4-0 approved @ 5:55 pm.*

Relocation of WRA Files: The filing cabinet will be placed in Mr. Hickey's office if need be. Ms. Sroczynski will have access to the computer and files. She can work in the Board of Selectmens office.

Fall Fest: Ms. Muphy presented the Authority with their ad for the Jonny Appleseed Trail magazine. The Authority's approval is needed. *Motion to approve advertisement Goodrich/Barbaro 4-0 Approved @ 6:01 pm.*


Ms. Murphy would like a Planning & Development update listed on the agenda.

**Adjournment:** *Motion to adjourn: Barbaro/Goodrich 4- 0 Approved 6:02pm.*

**Meeting Adjourned at 6:03 pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:



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Hester Goodrich  
Kenneth A. LaBroche  
Michele Wilson  
Dennis Crawford