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WINCHENDON TOWN CLERK

Winchendon Redevelopment Authority

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Winchendon, MA 01475

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Minutes **Regular Meeting** **Monday November 19, 2018** **4th Floor Conference Room**

Members Present: David Connor, Les Goodrich, Dennis Casavant, Ken LaBrack
Members Absent: Mike Barbaro

Others Present: Keith Hickey, Town Manager, Jenelle Sroczynski, Recording Secretary, Tracy Murphy, Director of Development, Keith Glenny, Attorney

Meeting called to order: 5:02 pm.

Approval of Minutes:

Motion to approve the minutes of the 10-15 -2018 Regular Meeting Goodrich/Casavant 4-0 Approved, @ 5:03pm. Motion to approve the minutes of the 11-1-2018 Special Meeting LaBrack/Casavant 4-0 Approved @ 5:03pm.

Bills, Communication and Financials:

The invoice for Jenelle Sroczynski, was approved. *Motion to pay Jenelle Sroczynski Goodrich/Casavant 4-0 Approved, @5:04pm.*

The Financial Reports were approved. *Motion to approve Financial Reports LaBrack/Goodrich Approved 4-0 @ 5:05 pm*

Unfinished Business:

Attorney Keith Glenny is in attendance to speak to the ongoing deed rider issue. There were a few riders that had transactions associated with them, to which the Authority did not receive the "kickback" from the sale. Two of the transactions were less than \$100.00, so it would not have generated a payment. The other transaction in question has the deed rider listed on the new deed, so it should have been paid. Ms. Sroczynski to look back in the records and verify payment was received. One issue Mr. Glenny pointed out was the Authority has no way of knowing when the parcels containing the deed riders are being sold, so it is difficult to keep track of potential monies due. The Authority discussed whether to keep the deed riders as is, or remove them altogether. Mr. Glenny handles many closings and has seen deed riders on loans. He has not encountered an issue to where a lender would not allow a subordination to execute a loan. Mr. Hickey stated it seems to be with government lenders such as Sally Mae and Freddie Mac. Mr. Glenny stated in his experience he sees about a 40/60 split between

government and conventional loans. This could be an issue for the Town due to the income of the population, and the need for government loans. The Authority can always review the riders on a case by case basis and make decisions then. The Authority can also remove the riders and increase the sale price of parcels to be more in line with fair market values. *Motion to remove 3% deed riders on new sales of residential parcels, and maintain the 5% riders on commercial parcels LaBrack/Goodrich 4-0 Approved @ 5:32 pm.* The outstanding riders will remain intact.. The Authority decided not to pursue payoff amounts from current land owner with deed riders. Mr. Hickey to check on deeds owned by the Delines.

Hillview Business Park Update: Ms. Murphy, Mr. Hickey, and Mr. Gallant had a meeting with TEC, and engineering corporation. This meeting was at the urging of Senator Anne Gobi. TEC prepares grant applications on behalf on municipalities. They are looking into a Massworks grant to help with the development of a roadway at the business park. This would greatly aid the development of the proposed marijuana facility. The grant cycle has passed for this year, the new application will be due in June of 2019, for construction in 2020. Mr. Hickey will speak to the potential developers to see if they would be willing to wait a construction cycle in order to potentially realize grant funding for a roadway they would have to develop. This grant is tied to job creation. Mr. Hickey is confident the job quota will be met by the marijuana facility. If this grant is received it could also be used to improve the intersection at the bottom of Commercial Drive. Ms. Murphy presented an invoice for Paul Grazewicz that she just received. *Motion to pay invoice for Paul Grazewicz*

Goodrich/Barbaro 4-0 Approved @ 5:37 pm.

Woodlawn Street/Deed Rider Issues: Ms. Rossi sent an email to the Authority regarding the counter offer that was presented. The counter offer was rejected by the contractor stating he had done some research with the Town and it appears there will be additional work needed to tie into the sewer line. His original offer still stands. *Motion to counter offer at \$17,000 with deed rider removed. Goodrich/Casavant 4-0 Approved @ 6:02 pm.*

Spring/Glenallen St. Park Updates: The posts have been installed. Ms. Murphy has received the quote for landscaping from Noel's Nursery. They will start in the spring. The Authority is interested in a permanent being installed in the park. A variance from the ZBA will need to be obtained. If another food vendor would like to lease space at the park next year, a new lease amount will need to be discussed as the National Grid bill was more than expected.

Joe Hollenbeck: Still leasing space from Mr. Girard. The EPA issue still needs to be updated. Mr. Hickey to look into this.

Planning and Development: Ms. Murphy announced it is Small Business Saturday on 11/24/2018, and encouraged everyone to shop local. She is also working on a Branding and Wayfinding plan.

Town Manager Issues:

None for this meeting.

New Business:

None for this meeting.

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

Meeting Adjourned at 6:02pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:









