

Approved 5-18-21



WINCHENDON TOWN CLERK  
RCUD MAY 19 2021 AM 8:59

## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475 Phone: 978.297.3308

### Minutes **Special Meeting** **Monday April 26, 2021** **Via Remote Participation**

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

**Members Absent:**

**Others Present:** Tracey Murphy, Director of Development, Jenelle Sroczynski, Recording Secretary, Marijuana Consultants/Developers Steve Cefalo, Fred Massa,

**Meeting called to order:** 5:01 pm

#### New Buisness:

The Authority has been presented with an offer to purchase a parcel of land at Hillview Business Park. The offer is for \$100,000. A \$5,000 down payment has been offered with the remainder paid at closing. The offer contains a stipulation to close after a 12 month due diligence period and after both a host agreement and preliminary license has been obtained. Mr. Barbaro would like to see the \$5,000 deposit become non-refundable and has an issue with waiting to close until licenses are in hand. He feels there is no control over the CCC's processing timeline. Mr. Cefalo stated he does need a certain amount of time to "test the waters" and would like to have 90 days stated in the offer. Mr. Cefalo also stated that an attorney in Boston who is very familiar with the process has been retained, and he feels they are in very good hands. Mr. Connor stated he is in agreement with Mr. Barbaro. Mr. Connor also added that typically the Authority does not pay closing costs, and is only responsible for the necessary tax stamps needed for closing. There was also mention of the 5% deed rider and the requested easement being listed on the purchase and sale agreement. Mr. Massa would like all of the Authority's requests to be placed in writing and presented as a counter offer. The Authority would like Attorney Glennie to represent them in this transaction. *Motion to retain Attorney Glennie for Hillview real estate transaction Connor/Barbaro 5-0 Approved @ 5:21 pm.* Ms. Murphy to forward documents to Atty. Glennie. Ms. Murphy question if the P&S would be for the entire parcel, as the Authority would no longer have frontage to their parcel as Bemis Road has been discontinued. There could be an exception for alternative energy being placed on the parcel. Mr. Cefalo would like the engineering reports from Paul Grazewicz. Ms. Murphy to forward. A meeting will be scheduled to review paperwork once Atty. Glennie has documents prepared.

**Adjournment:** *Motion to adjourn: Barbaro/LaBrack 5– 0 Approved 5:34pm.*

**Meeting Adjourned at 5:34pm.**

Respectfully submitted by:  
Jenelle Sroczynski  
Board Secretary

Minutes Approved By:

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