

Approved 1-23-23



Winchendon Redevelopment Authority

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Minutes **Special Meeting** **Monday January 17, 2023** **DPW Office**

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

Members Absent: David Connor

Others Present: Justin Sultzbach, Town Manager, Brian Croteau, DPW Director, Jenelle Sroczynski, Recording Secretary

Meeting called to order: 5:00 pm

New Buisness:

Mr. Croteau briefed the Authority regarding the opportunity for Winchendon's local CAC to purchase the bowling alley building located on Summer Street. The intention is to re-hab the building into a grocery store/maker space. The CAC has outgrown its present location, nearly doubling the population it is serving. Mr. Croteau is approaching the Authority with hopes of obtaining funding for the purchase of the building with a price tag between \$400,000 & \$500,000. The present CAC building has been appraised for \$300,000. If it should sell for that amount, the CAC would need to retain \$100,000 of the sales price for relocation costs. Mr. Croteau is asking the Authority for any contribution. Mr. Sultzbach feels this project is exactly what the Authority is designed for, and the space is in a perfect location as it fits well with the upgrades to Central Street, and the walkability for residents is perfect. Mr. Barbaro raised concerns regarding the Planning Board's and Conservation Commission's views. He is also concerned about the lack of parking. Mr. Goodrich stated the HVAC system in the building is in need of total replacement. Concerns were also raised regarding the lack of a business plan, and the fact that no other funding sources, grants especially, have been sought after. The Authority would be willing to entertain funding some of this project once these concerns have been answered.

Mr. Sultzbach presented the Authority with a P&S offer for Beech Street. Some suggestions were made and the Authority will discuss at its next scheduled meeting on January 23, 2023. Mr. Sultzbach also presented the Authority with a proposal from BETA for the clean-up of 1-3 Beech Street. The Authority will review the proposal and will discuss at the January 23, 2023 meeting.

Motion to adjourn Goodrich/Wante 4-0 Approved @ 5:44 pm.

Meeting Adjourned at 5:45 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
