



Winchendon Redevelopment Authority

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Minutes Regular Meeting Thursday February 16, 2017 4th Floor Conference Room

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

Others Present: Tracy Murphy, Director of Development, Jenelle Sroczyński, Finance Manager, Rick Morin and Darlene Rossi, Morin Real Estate Keith Hickey, Town Manager, Greg Vine, Reporter

Meeting called to order: 1:30 p.m.

Approval of Minutes:

Motion to approve the minutes of the 1-12-2017 Regular Meeting Goodrich/Barbaro 3-0, Approved, @ 1:31 pm.

Bills, Communication and Financials:

The invoice for Jenelle Sroczyński was approved. *Motion to pay Jenelle Sroczyński, Goodrich/Barbaro 3-0 Approved, @ 1:32*

The financial reports were approved. Ms. Sroczyński to look into removing old land parcels from register. *Motion to approve Financial Reports Barbaro/Goodrich Approved 3-0 @ 1:52*

Town Manager Issues:

Land Parcels: Mr. Hickey would like to see what assets the Authority holds that could be auctioned off. He would like these parcels identified by May 1, 2017. This date will coincide with the work Donna Spellman is doing and the Authorities parcels can be added to the towns. Ms. Murphy to recirculate map she has already made of all Authority land. Mr. Barbaro would like to liquidate as many assets as possible. He would like to see the Authority invest in other projects happening around town. Mr. Connor explained there has been some limitations regarding land sales as some parcels have been tied to the line of credit. He also explained parcels have sold for much less than assessed value. Mr. Hickey would also like the Authority to deed the parcel it owns at the Bike Path. This should happen at town meeting in May.

Winchendon Golf Course: Mr. Hickey expressed concern regarding the golf course closing. Mr. Hickey has had meetings with Mr. Kearny of the school and there is a \$250,000 deficit to overcome. Mr. Hickey is looking into what if any roll the town could play in the situation.

Unfinished Business:

Hillview Land: Mr. Morin and Ms. Rossi have presented the Authority with a comprehensive report regarding the possibilities of the Hillview parcels. Mr. Morin suggested the Authority develop a vision as to what would compliment Winchendon, and then develop a plan on how to execute the vision. The Authority will need some time to review report. *Motion to accept and review report Barbaro/Goodrich 3-0 Approved @ 1:42.* Mr. Morin and Ms. Rossi to return upon invitation of the Authority.

Mylec Road Design: Ms. Murphy feels it's best to try and market to a developer and have developer undertake the design.

Ahimsa Haven: Ms. Sroczynski made several attempts to contact members. She will try again for March meeting.

Wind Tower: Ms. Murphy tried to make contact with Mr. Mochella. She was told he was no longer at the company. Ms. Murphy to find new contact.

Tax Taking: Regarding Lincoln Ave. Ext. procedures have been started by Donna Spellman for tax taking. Mr. Wilson has been informed of progress. Mr. Hickey is willing for the town to pay the cost of the Purchase and Sales when the sale is ready to proceed. It is a good investment in order for the property to be put back on the tax rolls. Attorney Glenn to be contacted for the legal service.

Ingleside: No new information.

Dog Park: Mr. Cloutier is no longer interested in pursuing park. This item will be removed from the agenda.

Bylaws: Chairman Connor would like to table this item until all members are present.

Hillview Order of Conditions: Ms. Murphy has spoken with Mr. Koonce. Conservation Commission has voted to issue the Authority a partial Certificate of Compliance. Mr. Koonce would like to inspect the property in the spring so he can assess if all erosion material has been removed.

New Business:

Line of Credit: Mr. Connor and Mr. Hickey met with Colonial Co-operative Bank. The bank no longer offers this service. They are either looking for a payoff or to establish a new line of credit with the services that are currently offered. The payoff amount is \$163,734.93. Mr. Hickey does not like the Authority wasting \$7,200 per year in interest payments. A new line of credit can always be established at a later time. *Motion to payoff Colonial Co-operative Bank Line of Credit Goodrich/Barbaro 3-0 Approved @ 2:16pm.*

Garage Rebuild: Suggestions were made that perhaps Monty Tech could design. It was also suggested to purchase a steel prefab unit with a price range of \$12,000-\$40,000. Mr. Hickey will be speaking with Mr. Smith regarding this matter.

RHI/EDF: Ms. Murphy has decided to use the Authorities input rather than the Steering Committee due to a potential conflict of interest. The site plan for the project will be going in front of the Planning Board on February 21, 2017. The intention is for 6 housing units upstairs, and 1 downstairs, along with commercial spaces. Parking has been an issue. The EDF grant is similar to the CDBG in terms of the need for public hearings and meetings.

Winchendon Pamphlet: Mr. Goodrich is interested in having an updated pamphlet to have available at businesses and such. Mr. Hickey stated the Winchendon School is looking for a

project to work on and he will mention this. The Authority agrees on line "advertising" is the way to go as not to incur cost of pamphlet redesign. Mr. Hickey will follow up.

Meet and Greet: Ms. Murphy has set up a meeting with Rep. Jon Zlotnick and Rep. Anne Gobi on March 14th. The Winchendon School will be hosting. More information to follow.

Mr. Connor has a conflict for the March meeting. The meeting will be moved to March 22, 2017 @ 1:30.

Adjournment: *Motion to adjourn: Barbaro/Goodrich 3-0 Approved 2:33pm.*

Meeting Adjourned at 2:33 pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:





