



Winchendon Redevelopment Authority

109 Front Street
Winchendon, MA 01475

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Minutes Regular Meeting Thursday May 10, 2012 Town Hall Auditorium

Members Present: Kenneth LaBrack; David Connor; Sheila Donofrio; Dennis Casavant, Beth Hunt

Members Absent:

Others Present: Gerald White; Grants Administrator; Jenelle Sroczynski;
Finance Manager,
Sign-In Sheet attached

Meeting called to order: 3:30 p.m.

Approval of Minutes:

Motion to approve the regular meeting minutes of the 4-11-2012 LaBrack/Casavant Approved 3-0, Abstention 1, @ 3:31pm.

Bills, Communication and Financials:

The invoices for Colonial Co-operative Bank and National Grid were approved. *Motion to pay Colonial Co-operative Bank, National Grid LaBrack/Casavant 4-0 Approved 3:32pm.*

Financial Reports:

The financial reports were approved without discussion. *Motion to approve financials LaBrack/Casavant Approved 5-0 3:33pm.*

Town Manager Issues:

No Town Manager Issues for this Meeting

Unfinished Business:

154 Mill Street: Atty. Glenny is still waiting on the indemnification. The title company will not send information. Mr. White will attempt to make contact with other legal firm to obtain the clean title. Authority is concerned about rising legal bills. Ms. Hunt would like to know if the Town can pay the legal fees. Mr. White to stress to attorneys the delay is impeding sale of property.

60 Franklin Street: Mr. White has sent letter to Mr. Mugmaw. It was received by and signed for by Mr. Mugmaw's wife. Mr. Mugmaw has obtained his occupancy permit, and has an investment partner. The Authority is concerned about the article that was in the Telegram and

Gazette . Ms. Hunt would like the Authority to extend an invitation for a meeting with Mr. Mugmaw’s partner to come in for a meet and greet. Mr. White to invite.

11 East Street: Is officially on the market. The Marketing Plan has been approved. CDC has some potential buyers and first time homebuyer graduates that may be interested.

Advertisements are in papers, and minority papers, and Housing Authorities. It will be listed in MLS as of Friday 5/11/12.

Monomonac Properties: Waiting on certificate from the State which shows Authority is a functioning board. Needs certified vote as well. The certificate is needed for closing. The buyers are waiting on financing and title. Mr. White anticipates closing within the next two weeks. Sales price is \$22,000 with a commission of \$1,900 being paid to Mr. Morin.

New Business:

Phase V Bike Path: 75% design is complete. The Glenallen Street end belongs to Mr. Mizhir. Town will be reimbursed by DOT for the purchase of the land. Authority would like to meet with Mrs. Boucher and discuss some long term bike path concerns;. Mr. White to invite Mrs. Boucher to next meeting.

Adjournment: *Motion to adjourn: Donofrio/Casavant: 5– 0 Approved. 4:22pm.*

Meeting adjourned at 4:23 p.m.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:
