



## Winchendon Redevelopment Authority

109 Front Street  
Winchendon, MA 01475

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### Minutes Regular Meeting Thursday, August 9, 2012 Town Hall Auditorium

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

**Members Absent:** None

**Others Present:** Gerry White, Grants Administrator  
Sign-In Sheet attached

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

#### Approval of Minutes:

*Motion to approve the minutes of the 7/12/12 meeting. Labrack/Casavant; 4-0 Approved 3:31pm.*

*Motion to approve Executive Session minutes of the 7/12/12 meeting. Hunt/Casavant; 4-0, 1 abstained/Donofrio, Approved 3:33 pm.*

#### Bills, Communication and Financials:

Colonial Cooperative Loan Payment: Not Received

*Motion to approve bill once it arrives and to sign outside of the meeting in the essence of time. Donofrio/hunt; 5-0, Approved 3:34 pm.*

Rice Services: Lawn Care for 11 East Street property, \$190.00

*Motion to approve invoice for \$190.00 for Rice Services. Donofrio/Casavant; 5-0, Approved 3:39pm.*

#### Financial Report:

The authority reviewed the financial reports as presented.

*Motion to approve the financial reports as presented, Donofrio/Hunt; 5-0, Approved 3:41 p.m.*

**Town Manager Issues:**

No Town Manager issues for this meeting

**Unfinished Business:**

Mr. White briefed the Authority that it appeared that Koppleman & Paige had rectified the issue with the title on 154 Mill Street and a letter of indemnification should be coming forthwith to facilitate the closing. Mr. White related that he would follow up on it and keep the members briefed.

The Authority was briefed on the issue of no contact with the owner of 60 Franklin Street. Checking to see if foreclosure process had actually been taken through public records. Mr. White was advised to check through the internet and to obtain a quote from legal counsel for the inquiry. Status to be briefed next meeting.

The Authority was briefed on the status of selling 11 East Street. Mr. White related that the timeframe that had to be followed as provided by the LIP program had passed without any applicants. The next step was to prepare an amendment to the grant and use program income funding for another round of advertising, again to the standards of the LIP program. This would possibly add another 90 days to the process. Options were to lower the price and add incentives such as down payment assistance.

*Motion to reduce the price to \$119,900, add a 2 ½ % down payment assistance and keep the 3% broker's fee. Labrack/Donofrio; 5-0, Approved 4:09 pm.*

Discussion was held on the mortgage held by the Authority on 50 Franklin Street. It was noted that the payment was late. Several phone calls and messages failed to garner a response so it was suggested that a certified/return receipt invoice was mailed to the work address. This to be accomplished as soon as possible.

The Phase V portion of the bike path project was discussed and the status of the 75% design milestone was briefed. It was related to Mr. White by the engineer that MsaaDOT had everything needed to approve the 75% design and allow for the purchase of the property located at the west end of the Phase V portion. It was briefed that an appraiser would have to be sought through quotes, however that will not happen until we get the "Notice to Proceed" from MassDOT. The purchase must take place within 6 months for the appraisal to be valid. In the event the land owner wanted more than the appraised value, the grant would not be able to pay more than the value received and any additional funding would have to be found to continue. Mr. White related that he would keep the Authority advised in the event approval was received prior to the next scheduled meeting.

The Authority discussed the parking issue on the two recently acquired properties on Front Street. Mr. White related that he attempted to contact one of the owners who were on vacation until 8/13/12. The Authority advised that there were two landlords that needed to be addressed and Mr. White agreed to make additional attempts to notify them prior to the next meeting.

Discussion ensued on the possibility of obtaining a parcel of land located on Murdock Avenue adjacent to Saloom Furniture. Mr. White briefed the Authority that he had received word from a local realtor that the property was worth between \$5,000 and \$15,000 as it was approximately 55% wet. This would limit its marketing for industrial use. It was the general consensus of the Authority not to pursue this project as this time.

The Authority discussed the roadway design off of the cul-de-sac in Hillview Business Park. Mr. White relayed that the engineer was approximately half way through the design as it was communicated to him. He related that he would again contact those responsible and attempt to get a more definitive answer for them by the next meeting. The design was promised to be complete within a year of the Authority granting the slope easement to Mylec Plastics.

The topic of complying with the Economic Development Fund (EDF) grant in regards to jobs created was brought up. It was explained to the Authority by Mr. White that as of this date, Mylec Plastics has created 8.5 new jobs for the project and that he intended on several more soon. Roots gymnasium and Sage Engineering/Development has yet to break ground on either of their facilities. They were briefed on the process to create jobs and the total needed to comply with the grant.

The Authority asked Mr. White as to any correspondence or status update on the Webster Street parcel in regard to the skateboard park request. Mr. White related that an enlarged map was printed off and a message was left with the requester as to what was needed for the Authority to entertain a request for the use of the parcel. The Map was picked up, however, no further communication has taken place. Mr. White related that he would contact them once again to confirm their interest.

The Authority requested an update on the wind tower/land lease. Mr. White related that he had sent the lease to Legal Counsel and they returned it with several concerns. It was then sent to the proposer for comments. They related that they didn't intend on trying to lock up the entire parcel and they would look at it. Several attempts had been made since with no response from them. Mr. White indicated that he would make another attempt and also contact the others involved to confirm any progress on the overall project which included two other land owners.

The Authority discussed the Community Preservation Act (CPA) and addressed a handout presented to them. While the parameters of the program are complex, they requested that the Planner come to the next meeting and give them a briefing on it and how they as the Authority could spearhead it for the next Town Meeting. It was suggested that a special meeting be arranged with at least one member of the other Winchendon boards in attendance so that a united front could be established for this program and see if it could get Town Meeting support. Mr. White related that he would attempt to schedule with the Winchendon Planner to attend the September meeting.

**New Business:**

None presented at this time.

**Adjournment:** *Motion to adjourn: Casavant/Donofrio: 5- 0 approved. 4:50p.m.*

**Meeting adjourned at 4:50p.m.**

Respectfully submitted by:  
Gerald White  
Director of Development

Minutes Approved By:

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