



Winchendon Redevelopment Authority

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Minutes Regular Meeting Thursday September 13, 2012 Town Hall Auditorium

Members Present: Kenneth LaBrack;; Sheila Donofrio; Dennis Casavant, Beth Hunt
Members Absent: David Connor
Others Present: Gerald White; Grants Administrator; Jenelle Sroczyński; Finance Manager
Sign-In Sheet attached

Meeting called to order: 3:36 p.m.

Approval of Minutes:

Motion to approve the regular meeting minutes of the 8-9-12, Hunt/Casavant Approved 4-0 @3:39 pm. Motion to approve the special meeting minutes of 8-20-12 Hunt/ LaBrack Approved 4-0, @ 3:40pm.

Bills, Communication and Financials:

The invoice for Colonial Co-operative Bank was approved. *Motion to pay Colonial Co-operative Bank and apply payment to principal LaBrack/Casavant 4-0 Approved 3:43pm.*

Financial Reports:

The financial reports were approved without discussion. *Motion to approve financials Hunt/LaBrack Approved 4-0 4:10pm.*

Town Manager Issues:

No Town Manager Issues for this Meeting

Unfinished Business:

154 Mill Street: Property is listed on destroy list. Mr. White got the contact for Mr. Merrill. Kopleman & Paige still states letter is forthcoming. Potential closing for next month.

11 East Street: Property has seen no action. Mr. White is waiting on remarketing proposal. The market is tough-WRA Is advised that dropping the price may make the property move.

Motion to drop the selling price to \$99,500 Hunt/LaBrack 4-0 Approved @ 4:51 pm. Mr. White is also working with plumbing inspector to resolve kitchen sink issue.

60 Franklin Street: Mr. White has had no luck in contacting Mr. Telansky. Does WRA want Atty. Glenny to start initial foreclosure proceeding with a letter? *Motion to have Atty. Glenny*

write letter not to exceed \$300.00 for initial foreclosure proceedings LaBrack/Casavant 4-0 @ 4:24pm.

50 Franklin Street: Mr. Bator has asked to be put on a payment plan. Three monthly installments of \$1,000 and the final install me of \$700 in the fourth month. He has made the first payment of the installment plan on 9-5-2012.

Bike Path: The State is questioning whether the agreement is with the Town or the Authority. The money transfer may require a town vote. Mr. White is working on the details.

Webster Street: Mr. White spoke with Mrs. Durling. The lot is narrow and she walked it with John Walker. Still working on placement of park on land. Update scheduled for next meeting.

Wind Tower: Mr. White to email final summary report. Mr. White also to check with potential land leasers.

New Business:

Mr. White briefed the Authority on the FY 13 CDBG application. Mr. White briefed the authority on the upcoming Community development Block Grant (CDBG) for fiscal year 2013(FY 13) and its requirement to target its CDBG application for FY 13as it has been in recent years. A map with the previous “Target Area” was handed out to the board and attendees. It was described how the boundaries of the area were set up before as it is the portion of town that has the highest density, the oldest housing, the oldest infrastructure and the business district which has been labeled as “Slum and Blight”. Discussion ensued concerning some other areas of the town that could use the assistance such as “Old Center” and possibly the Waterville area. It was noted that we could have additional areas as target areas if deemed best for the application, however, in past years, the current map was deemed to be the “best shot” approach to the application. Mr. White asked if there was further discussion concerning the designation of the current map as the Target Area for the FY 13 CDBG Application. It was noted and agreed that the map did in deed reflect the best area of town for community development and assistance to the families in need as well as bringing the infrastructure up to date and helping to eliminate the downtown’s designation as “Slum and Blight”. Mr. White acknowledged that there were no further comments concerning the Town’s Target Area and thanked all for their comments and contribution.

Mr. White expressed the need for him to have access to speak to Colonial Co-operative Bank on behalf of the WRA regarding the line of credit. *Motion to grant Mr. White to act as a representative to the Bank for the WRA Casavant/LaBrack 4-0 Approved @ 5:16 pm.*

West Shore Parcel: Mr. White feels he has a potential buyer. He will be speaking with them shortly.

Mill Glen Road: A title issue arose after a potential buyer did a search. Authority will run into same issue with whomever purchases it. Mr. White suggests a full title search is conducted to eliminate the problem. *Motion to have Atty. Glenny check on title and access issues not to exceed \$1,000 Hunt/Casavant 4-0 Approved @ 5:25 pm.*

Adjournment: *Motion to adjourn: Hunt/Casavant: 4- 0 Approved. 5:30pm.*

Meeting Adjourned at 5:31 pm.

Respectfully submitted by:
Jenelle Sroczyński
Board Secretary

Minutes Approved By:
