

GRA REGULAR MEETING MINUTES
APRIL 21, 2021 VIA ZOOM

Members present: Ronald Cormier-Chairman, Neil Janssens, Timothy Horrigan, M. Paul Carlberg, P. Tassone-Members, and Trevor Beaugard.

Members absent: *None.*

Also present: Jessica DeRoy-Economic Development Coordinator, and Christine Martines Fucile, Steve Rockwood (*entered meeting at 8:41 am*).

ANNOUNCEMENT OF OPEN MEETING RECORDINGS :

Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the Chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Director of Community Development & Planning pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

Call to Order:

Mr. Cormier called the Regular Meeting to order at 8:30 a.m.

Mr. Cormier read aloud Governor Baker's order.

1. _____ Minutes:

- Vote to approve meeting of April 7, 2021.

Motion to approve Regular Meeting Minutes as presented.

P. Tassone/T. Horrigan.

Vote – All in favor.

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Carlberg, yes; P. Tassone, yes.

Count 5 yes.

2. _____ Old Business :

2.1 _____ Urban Renewal Plans > Downtown and Mill Street Corridor

T. Beaugard began with the Corner of Main and Willow Streets, and noted the City is in the process of purchasing the Rome building, and believes the deed should be recorded today, or soon. In addition, the organization currently working with, has purchased the Kraskouskas lot. Once the City sale goes through, the Deed will be transferred over to the GRA, and will then be able to move forward to work with the private party.

T. Beaugard noted the Rear Main Street development project is moving along.

T. Beaugard stated he submitted an EOI (*Expression of Interest*) for the under-utilized properties program which is a program through Mass Development to help fund the rehabilitation of downtown buildings. Further, plan to submit an application which is due early June. These funds will provide much needed equity, and will help the Developer who is still interested.

T. Beaugard added there is no activity on Mill Street, other than the P&S.

P. Carlberg inquired about an update on Garbose property, and noted he thought the realtor sign was not visible to the road, so cannot see the property is for sale. P. Carlberg suggested the realtor should provide

updates, preferably monthly. Mr. Cormier asked T. Beaugard if he could reach out to them to give periodic updates.

2.2 140 South Main Street

T. Beaugard commented the clean-up is coming to an end.

3. New Business:

3.1 Financials for Accounts and Investments > All Statements received

T. Beaugard said the financials were not ready for this meeting, however, will become available at next meeting. T. Beaugard added there are no changes in the financials at this time.

3.2 Any new business to come before the Board

T. Beaugard commented there is nothing new to report at this time.

4. Announcements / Notices / Articles / Special Events:

Next meeting scheduled for May 19, 2021 at 8:30 a.m.

Executive Session (if required)

Adjournment

Motion to enter into Executive Session to discuss and vote on possible real estate transactions as an open meeting may have a detrimental effect on the negotiating position of the GRA, and potential and ongoing legal issues, and not to reconvene in open session.

T. Horrigan/P. Tassone.

Vote – All in favor.

Roll Call Vote:

Ron Cormier, yes; T. Horrigan, yes; N. Janssens, yes; P. Carlberg, yes; P. Tassone, yes.

Count – 5 yes.

The GRA went into Executive Session at 8:43 a.m.

All documents referenced or used during the meeting are part of the official record and are available in the Gardner Redevelopment Authority office, Gardner City Hall Annex, Room 201, pursuant to the Open Meeting and Public Records Law.