

Belchertown EDIC
Regular Meeting

Jan 15, 2020

Members : Bill Terry x Jonathan Spiegel x Rich Kump x
Beth Maroney x Kirk Stephens 0 Bob Rivard x
Media: Pat Barry

Meeting Open 7:02 p.m. Small Meeting Room by Bill Terry

Introduction of Guest, Presenters, Observers: Claire O'Neil, Mass Development

Agenda Item # 1: Adoption of Minutes

Mr. Terry Moved: to Adopt the minutes of the Dec 18th Regular Meeting which have previously been circulated electronically to members.

Beth Maroney: Seconded Voted 4 – 0 – 1 Mr. Kump abstained

Agenda Item # 2: Payables

Mr. Terry informed the board that he had received a check for \$8,033.50 from Roland Leclerc, Leclerc & Sons Forestry And Logging for Parcel D which arrived in time to pay Carmine Angeloni, our consulting forester, for the invoice that was received last meeting. Mr. Terry Moved: to pay Mr. Angeloni \$275.00 as billed for part payment of his remaining contract amount. Mr. Kump Seconded

Ms. Maroney asked if we would be getting additional payments from Mr. Leclerc. Mr. Terry indicated that we should be getting an additional payment in the vicinity of \$8,000. Mr. Terry said that the remaining contract payment with Mr. Angeloni was \$2,500 and the \$275 would be deducted from the final payment.

Voted 5 – 0 – 0

Agenda Item #3: Additions to Agenda

Nothing added at this time.

Agenda Item #4: Development Status

Ms. O'Neill informed the Board that the Belchertown Day School had closed on the land and that they had begun pouring the foundation this week. They submitted a payment of \$133,000 for the pad site, and the seller's cost approached \$2,000.00

Ms. O'Neill said that the ConCom meeting to sign off on Carriage Drive work was originally scheduled for the 13th of January but has been pushed off till the 27th of January to allow time for completion of the peer review. She also mentioned that MassDev was hoping to go out to bid for demolition of the Storage Building, Kitchen and the Laundry, but Tighe and Bond needed a bit more time to complete their package. She expects that it will be out in early February with contracts to be awarded in March.

Ms. O'Neill informed the board that MassDev received confirmation that the U.S. Economic Development Administration will grant \$550,000 to install a cul-de-sac and utility feeds for the industrial area of Carriage Grove. This is a matching grant situation where a local funding mechanism needs to come up with the other half.

Ms. O'Neill said that she submitted a request for the matching grant to come from a site readiness funding mechanism within MassDevelopment, but has recused herself from the process.

Mr. Kump asked if there was significant competition for the funds. Ms. O'Neill indicated that some \$14,000,000 was requested and only \$2,500,000 would be awarded.

Mr. Spiegel inquired about site design for the cul-de-sac and if parking would be possible. He noted that there was no parking along Carriage Drive and asked where some parking could be made available for the folks walking dogs and trail walkers.

Ms. O'Neill said the Drive was designed to accommodate truck traffic to the industrial area and parking was often a conflict. She said that the engineers have not addressed this on the site plan. Mr. Spiegel said that folks are parking at the Screen Printing parking lot, the former Garden Center, and walking from there. Mr. Kump said that there was parking around the Police Station and the Senior Center.

Ms. O'Neill said that Ludlow was the low bidder on the Rt. 202 improvements and were looking to working with us on finding a staging area for the 18 months it would take to complete the work. She indicated that it would be advantageous to maintain good relations with Ludlow. Discussion followed vis a vis impact for Christopher Heights and Belchertown Day School, given their anticipated Fall opening, if a staging area was close to those facilities. Mr. Williams has met on this issue with Ms. O'Neill. The intersection work could involve 24 hour work days to take advantage of low traffic periods at nights for some areas. Several possible sites were mentioned. Mr. Kump suggested Ms O'Neill should reach out to Walter Ohanian to get a read from him. Mr. Spiegel suggested that we consult with Mr. Stephens on the matter since he is not part of this discussion this evening but has the best history and understanding of the site.

At 7:25 p.m. Mr. Terry suspended this discussion and Moved to Open the Executive Session

Mr. Terry Moved: to close the Regular Meeting and open the Executive Session under MGL, Chapter 30A, Section 2.1 subsection 6... To discuss "Terms and Conditions"... by a Voice Vote indicating that we would not be returning to the Regular Meeting at the conclusion of the Exec Session

Beth Maroney: Seconded

Beth Maroney, yes, Bob Rivard, yes, Rich Kump, yes, Jonathan Spiegel, yes, Bill Terry yes.

Voted 5- 0 - 0

Respectfully submitted

Bob Rivard, Director

