

Belchertown EDIC
Meeting

Oct 17, 2018



Members

Bill Terry ___x___ Jonathan Spiegel ___x___ Rich Kump ___0___
Beth Maroney ___x___ Kirk Stephens ___x___ Bob Rivard ___x___

Media: Pat Barry

Meeting Open ___7:00 p.m.___ Meeting Adjourned ___7:25 p.m.___
Small Meeting Room

Introduction of Guest, Presenters, Observers

Claire O'Neill, MassDev
Doug Albertson, Town Planner

Agenda Item # 1 Adoption of Minutes Sep 19th Meeting Minutes

Minutes were circulated electronically to members
Mr. Terry Moved to Approve Both the minutes of Sept 19th Regular Meeting and Exec Meeting. Kirk Stephens Seconded
Ms. Maroney was absent from that meeting
Voted 4- 0 - 1

Agenda Item #2 Payables

Mr. Terry alerted the Board that our Professional Liability premiums would be forthcoming at \$1,182, which will be due on the 23rd.

Mr. Terry Moved to pay Bell and Hudson for our Insurance coverage.
Ms. Maroney Seconded Voted 5 - 0 - 0

Mr. Terry received a notice from XS Brokers concerning a loss control survey that was conducted. Several deficiencies were observed and BEDIC was notified that we must confirm our commitment to correct first floor window access points to prevent unauthorized access. Mr. Terry informed the Board that he signed and returned the letter a copy was circulated. Mr. Kuc will begin tomorrow to secure the remaining buildings. He has been instructed to photo document the condition pre and post repair and to create a building narrative describing the eight remaining buildings to remove any confusion with adjacent Town owned property of the same vintage.

It is estimated to cost \$3,400 for materials and labor to correct all the points of entry around the site.

Mr. Stephens discussed the Storage building. A burned out section is in poor condition and could collapse. The entire property is fairly large and sections present a hazard. Ms. O'Neill indicated that there was standing water in the basement and that Environmental Engineers would need to look at the property and make determinations in compliance with EPA regulations. There were no easy solutions to the remaining Power Plant and that storage building.

Agenda Item #3 Additions to Agenda

No additions

Agenda Item #4 Development Status

Ms. O'Neill said the EPA grants had not been announced to date. That means that the applications would not be due in November as originally anticipated. MassDev is planning on three separate grant applications to abate the Power Plant, The Storage Building and the Kitchen/Laundry complex.

Ms. O'Neill discussed the current status of conditions on site. Carriage Drive is making good progress. They are ready to begin the gravel substrate and anticipate paving the base coat in early November.

The road will remain closed for the winter. The water lines and sewer lines are all in place and the abundant water flows at the Jackson St. entrance were properly addressed. There were multiple sources of water diversions, culverts and structures in that area. A group discussion of the configuration of the intersection at Jackson St. ensued. The railroad crossing, the curve, the new roadway all present challenges. Mr. Terry said that there would be plenty of signage on both the uphill and downhill side. Ms O'Neill said that Mr. Williams was there often and was on board with the way it is turning out.

MassDev are planning on moving forward to get Tighe & Bond Environment Engineers in the next couple of weeks to be able to develop a budget for the remaining eight buildings not counting the cruciform which they hope to see redeveloped.

Ms. O'Neill indicated that Mass Dev had discussions with Mr. Albertson concerning the old subdivision plan which was outdated. It was determined that Mass Dev would have Tighe & Bond modify the plan and submit it to the Planning Board for approval on behalf of the EDIC.

Mr. Albertson brought the Board up to date on the trails project. Jessica's Boundless playground group would be doing some additional fundraising to make this plan a reality. The process is moving forward with the Conservation Commission.

Agenda Item #7 Member Time

Mr. Spiegel circulated a photo he took of a big box store in New Hampshire. He acknowledged that we have shied away from large retail destination stores in the past but that design standards could be in place to make even a large building attractive from the exterior. They often provide numbers of jobs and much needed tax revenue.

No further items were brought to the attention of the Board.

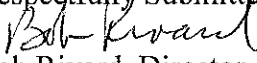
Agenda Item #9 Adjournment

Mr. Terry Moved to adjourn at 7:25 p.m.

Ms. Maroney Seconded

Voted 5 – 0 - 0

Respectfully Submitted


Bob Rivard, Director

XS BROKERS

13 Temple Street, Quincy, MA 02169

Insured: **Belchertown Economic Development & Industrial Corp**

Location: **Parcel D on Rte 21, Belchertown, MA, 01007**

Policy #: **3EQ1145**

A recently conducted loss control survey has developed the following recommendation(s):

2018-01 Many of the first floor windows of the vacant buildings were noted as being broken at the time of the visit. All windows on the first floor level should be properly boarded-up to prevent unauthorized access to the buildings.

Please comply with this/these recommendation(s) within 45-days and confirm so in writing or a notice of cancellation could be sent.

Sincerely,

XS Brokers Insurance Agency, Inc.

My (our) insurance policy has been issued and remains in force in reliance upon my (our) representation that the above-noted problem(s) has (have) been corrected.

William A. Terry, Chairman EDIC Date: October 11, 2018
Insured Signature

Date: _____
Agent/Producer Signature

If you have any questions regarding this letter, please contact your *retail agent*, Bell & Hudson Insurance Agency, at (413) 323-9611 .