

Belchertown EDIC
October 25, 2016 Meeting

Members

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

Meeting Open __7:01 p.m.____

Central Hall, Town Hall

Guest, Presenters, Observers;

Claire O'Neill, Mass Development

Pat Barry, Media

Agenda Item #1 Adoption of Minutes 9/21 Regular Meeting

Bill Terry moved to accept the minutes as presented

Jonathan Spiegel seconded Voted 6-0-0

Executive Meeting Minutes 9/21

Bill Terry moved to accept the minutes as presented

Kirk Stephens seconded Voted 6-0-0

Agenda Item #2 Payables

Several Invoices were presented for security work performed by Jim Kuc for \$320, \$170 and brush hogging second payment of \$2,400.

Mr. Terry invited Claire O'Neill to inform the discussion on Security and Maintenance.

Ms. O'Neill wondered if we would catch up on securing the buildings with this payment or if more work needed to be done. Mr. Stephens interjected that he thought that they were in a good place at present, that breaches were fewer and that brush hogging the property and past removal of buildings improved the visibility of the remaining buildings which lessened this type of activity on site.

Mr. Stephens pointed out that one invoice was to meet representatives of Tighe and Bond for assessment of the building's condition but that meeting never took place which led to several hours of Jim Kuc's time to open and then re-seal the building in question, only to repeat the procedure when the meeting was rescheduled. Ms. O'Neill said that she would forward our concerns to T & B.

Mr. Terry moved to pay Jim Kuc \$320 for securing the breaches and \$170 for meeting with Tighe & Bond once we get approval and authorization from MassDev.

Jonathan Spiegel seconded Voted 6-0-0

Mr. Terry indicated that our projections for these operations was \$4,000 for brush hogging which turned out to be light, and \$2,000 for Security issues. Mr. Terry also mentioned that under these

line items we needed to add installing gates during demolition and removing them afterward as well as the additional work involved in posting the property and erecting two large signs, which were not anticipated when we made these projections. The last two items would not be recurring expenses.

Mr. Terry said that now that we have a better looking site we should keep up the brush hogging twice a year to prevent the very difficult removal operation that we encountered this year after a lengthy hiatus but that it was possible that we could pare down the anticipated cost of \$9,600 total for the next funding cycle.

Ms. O'Neill expressed the opinion that we should perhaps include some tree pruning in our estimates of cost to promote some healthier conditions for some significant trees.

Mr. Spiegel questioned if Ms. O'Neill was offering more money.

Ms. O'Neill suggested that we had budgeted some funds for Legal expenses that we did not incur and perhaps some of the Legal budgeted funds could be re-applied here.

Mr. Spiegel said we anticipated that as owners of the assets we would be faced with legal costs in the not too distant future and that if we did in fact draw down the Legal budget now would MassDev make us whole if the Legal side came up short later, considering the legal work on the Street and other parcel transactions, that would need to be reviewed and approved.

Ms. O'Neill indicated that she would consult the MOA to refresh herself on the language of the commitments we made together. She said the MOA granted a huge authority to MassDev to find and make deals with developers and to date has used MassDev legal department to put P & S packages together and Letters of Interest for our mutual benefit.

Discussion moved to Officers and Directors Insurance policy which was about to expire. We had received a quote of \$1,102 which was competitive but anticipated an additional quote. The Policy we now hold was to expire on Sunday next and that we needed to take the steps to put our next policy in place by Monday following to prevent a lapse of coverage.

Mr. Terry moved to pay the premium, subject to MassDev written approval.

Beth Maroney seconded

Voted 6- 0- 0

Agenda Item #3 Move to Executive Session

Mr. Terry terminated the regular meeting at 7:23p.m., instructed the Media to suspend operations.

Bill Terry Moved to open the Executive Session under Section 30A Sec 21 sub-section 6 to discuss terms and conditions of a land deal by Voice Vote not to return to this Regular Meeting

Beth Maroney seconded

Bill Terry aye, Jonathan Spiegel aye, Rich Kump, aye, Bob Rivard aye, Kirk Stephens, aye Beth Maroney aye.

Respectfully Submitted

Bob Rivard,

Director

