

Belchertown EDIC
Regular Meeting

April 17, 2019



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.____
Small Meeting Room

Introduction of Guest, Presenters, Observers

Claire O'Neill, MassDev

Bill Terry opened the meeting at 7:00 p.m.

No guests were expected this evening

Agenda Item # 1 Adoption of Minutes

Minutes from the prior meeting were not available.

Agenda Item # 2 Payables

Mr. Terry presented the Board with our Annual Commercial General Liability premium. The prior year premium was \$6,119.50 which was down from \$10,000 before demolition began, to this year's level of \$5,451.68. Mr. Terry said that Bell and Hudson continue to be proactive in reducing our premiums as the site gets developed.

Mr. Terry Moved to pay Bell and Hudson the Annual Premium.

Mr. Spiegel Seconded adding that it was nice to see a reduction in cost and indicated that we should see continued savings as we move forward.

Voted 5-0-0

Agenda Item #3 Additions to Agenda

Mr. Spiegel brought the Board up to speed on the Trail situation vis a vis the Grant Application from NESFI. The challenge was that the NESFI Lease from the State was due to expire in 2023 which cast uncertainty about stewardship for the longer term, a requirement of the grant. EOEEA is in the process of writing legislation to preserve the purpose of the NESFI site far into the future. DCAMM is in support of this. A couple of State Agencies hope to get involved partnering with non-profit groups to create a Master Plan for the Farm. At present no commercial activity is allowed for NESFI which makes generating revenue for NESFI difficult. Senator Lessor is supportive and will introduce some legislation to support a Master Planning process which would involve stake holders, the Town, EOEA, NESFI and the Snow Mobile Association. For the trails Mr. Spiegel assumed that Doug Albertson would re-apply and Ms O'Neill concurred. He suggested that they were exploring the possibility of shifting the grant funding to the Planning Department for the sections which would be on town (EDIC) property. This is being looked into.

Mr. Terry also brought up the situation with the design of the Belchertown Day School. There had been some discussions about the front façade and the cross buck access panel for the HVAC equipment. Several members had expressed a desire to see an entryway approach substantially like the original submission with a roof section to masque the two story look of the central gable end. The Architects sent along two additional elevation views one of an existing building with a cross buck access panel in barn red with white trim and a second view of the BDS design with a small roof section over the central doorway and a less prominent access panel with a vertical board and batten look. There was general consensus to go with the second design modification.

Mr. Terry Moved to recommend to Kuhn Riddell Architects to incorporate the Vertical look with no cross buck access panel.

Jonathan Spiegel Seconded

Voted 5 – 0 - 0

Agenda Item #4 Development Status

Ms. O'Neill indicated that road work was moving again. The winter shutdown was over and the detention area configuration has been discussed and determined to be the best solution possible between everyone involved. Compaction of the base is proceeding. Paving is expected forthwith. Ludlow is hoping to pave in three sections, the first around Jackson St., second, the middle section and finally the area around Front St. David Haynes has approved the discharge location for the 26" culvert at present. Mr. Terry said the process for the Town to take over the road would not make it to the regular Town Meeting, it could potentially make it to a Special Town Meeting agenda.

Ms. O'Neill mentioned that it would be good to do a site walkabout to look over the situation before Ludlow completely leaves to see if members have any areas of concern regarding the Carriage Drive.

Tighe and Bond are still evaluating the next demolition targets and coming up with cost estimates. It has yet to be determined how much work will be funded in the next go round.

Dan Dragon and Kendall went through the old power plant, no issues surfaced, some gauges containing hazardous materials had previously been addressed.

Agenda Item #5 Security

The Police Chief is seeking additional cameras on the site. Mr. Stephens and Ms O'Neill both spoke with the Chief about locations. Some of the cameras operate with a wireless feed and the radius of effectiveness is limited by the distance from the real time monitors. Ms. O'Neill said that the new light poles when electrified will improve security.

Item #6 Adjournment and 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"...at 7:29 p.m. by a Voice Vote indicating that we would not return to this Regular Meeting.

Ms Maroney Seconded

Voice Vote

Jonathan Spiegel, yes, Beth Maroney, yes, Kirk Stephens, yes, Bob Rivard, yes, Bill Terry, yes.

5 - 0 - 0

Respectfully submitted


Bob Rivard, Director

Renewal Insurance Quotation

Reference #: 1149869A -Elizabeth Mulhearn

Date: April 9, 2019

XS Client: Bell & Hudson Insurance Agency (ISNE)
PO Box 669
Belchertown, MA 01007-9501

Renewal Of: 3EQ1145

Insured: Belchertown Economic Development & Industrial Corp
Attn Bill Terry
PO Box 670
Belchertown, MA 01007

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

Insurer: Evanston Ins Co. AM Best rating: A Non-Admitted

Policy Period: 5/8/2019 TO 5/8/2020

Coverage: Commercial General Liability **Term:** 12 Months

12:01 A.M. STANDARD TIME AT THE LOCATION ADDRESS OF THE NAMED INSURED. THIS INSURANCE QUOTATION WILL BE TERMINATED AND SUPERSEDED UPON DELIVERY OF THE BINDER OR FORMAL POLICY(IES) ISSUED TO REPLACE IT.

Limits Of Liability:

\$2,000,000	General Aggregate
Excluded	Products/Completed Operations Aggregate
\$1,000,000	Personal & Advertising Injury Limit
\$1,000,000	Each Occurrence Limit
\$100,000	Damage To Rented Premises
\$5,000	Medical Expense(any one person)

Policy Form: Occurrence

Exposures:

83	Acres - Vacant Land (49451) -Loc 1
149,200	Vacant Building Area - (68606) -Loc 1
IF ANY	Cost of RE Development (47051) -Loc 1
49	Acres -Vacant land (for Profit) -Loc 2
8	Youth Rec Program (per registrant) -Loc 3
Included	91581,91583 & 91585 -Sub Cost -Loc 1
Included	Blanket AI

Deductible: Nil Per Claim, combined including LAE

Premium \$5,242.00

Taxes \$209.68

Total \$5,451.68

TRIA: If the insured desires Terrorism Coverage, add an additional premium of \$157.00 plus applicable state tax of \$6.28.

ALSO REQUIRED AT BINDING:

Copy of the general contractors COI for all owner's interest real estate development accounts where the owner is hiring an independent general contracting entity. COI must evidence minimum GL limits of \$1m/\$2m and include products & completed operations coverage, and additional insured status.

Terms / Conditions:

25 % MINIMUM EARNED PREMIUM AT INCEPTION.

ALL OTHER TERMS AND CONDITIONS APPLY PER FORM

This proposal expires 30 days from the issue date listed below or the policy expiration date, whichever comes first, and should be reconfirmed after that time. This proposal is based on the underwriting and rating information in the application provided by you. The coverage and terms being offered may not be the same or as broad as requested in your application. Please review carefully and advise us immediately if you have any questions.
Thank you for the opportunity to help you service your clients needs. We look forward to receiving your order.

UNDERWRITING CONTACT: Elizabeth Mulhearn

ACCOUNT EXECUTIVE: Robin Morse-Keeley

CLAIMS CONTACT: Cindy Siegel-Kiely

INSURED: Belchertown Economic Development & Industrial Corp

DATE QUOTED: April 9, 2019

Maura Tower
Reference #: 1149869A