

Belchertown EDIC
April 24, 2018 Meeting

Members

Bill Terry ___ x ___ Jonathan Spiegel ___ 0 ___ Beth Maroney ___ x ___
Kirk Stephens ___ x ___ Bob Rivard ___ x ___ Rich Kump ___ 0 ___

Meeting Open ___ 7:03 p.m. ___
Auditorium, Town Hall
Guest, Presenters, Observers;
Claire O'Neill, Mass Development
Guests, Amanda Timms, Pat Bruni
Pat Barry, Media

Agenda Item #1 Adoption of Minutes

Bill Terry circulated a copy of the Minutes from March 14th, Regular and Executive Session Meeting. Vote was postponed until members had a chance to read over the minutes.

Item revisited prior to Executive Session

Mr. Terry Moved to accept the Minutes as written of the March 14th 2018 Regular and Executive Sessions
Ms Maroney Seconded Voted 3 – 0 – 1 (Bob Rivard was absent)

Agenda Item #2 Payables

No invoices submitted at this time. Item revisited prior to Executive Session

Bill Terry presented an Invoice from Bell and Hudson for renewal of our Commercial General Liability Insurance Policy. In rough numbers the Policy premium was \$6,600 last year and dropped to \$6,119.60
Mr. Terry Moved to pay the Invoice
Beth Maroney Seconded

Voted 4 – 0 – 0

Agenda Item #3 Additions to Agenda

Exec Session

Mr. Terry indicated that we would hold an executive meeting at the conclusion of the Regular meeting and that we would be holding a Public Hearing at 7:30. P. M in conjunction with our Regular Meeting.

Mr. Stephens indicated that he had a conversation with Jim Kuc who was doing work on the property and an Invoice was expected but had not arrived. Mr. Stephens brought up the issue of brush and stumps that seem to appear and some fallen trees. Ms. O'Neill indicated that she observed a Town of Belchertown DPW truck hauling away a big stump and some brush very recently. The Assisted Living Facility had three or four trees being taken down.

Agenda Item #4 Development Status

Claire O'Neill brought the Board up to speed on the progress being made on site. On April 2nd a group of Town Administrators and members of the EDIC toured the Assisted Living Facility under construction on site. Mr. Ohanian was tour leader and reported that they had 43 applications for beds in the facility and they were very pleased with the response to date. Several Jobs have been posted at the Town Hall and other venues for workers to fill a range of services required to keep a facility operating. The management is looking at linking with Pathfinder to encourage students in the direction of Health Care and Elder Services.

The Building G demolition was progressing. Some additional soil evaluation was being made to be certain there were no remaining environmental hazards.

The Carriage Drive roadway bid requests were well received in the construction industry, the bids were officially opened on April 5th. Seven companies submitted bids. The Low bid was submitted by a Ludlow Company at \$3.3 million dollars. Some fine points are still in discussion with the low bidder to include some additional sidewalk work. A pre-construction meeting was scheduled two weeks hence. This project is expected to run through Spring 2019.

Ms. O'Neill discussed a meeting with Mr. Steve Williams concerning the progress of the State St. design work for the roadway improvement up to the center since the close of the comment period. Mr. Williams indicated that the Town work being performed on the Front St. extension was to be paved in the next week to ten days.

Ms. O'Neill said Mr. Ohanian was interested in seeing some directional signage installed to make the Assisted Living facility more obvious to traffic on State St. Ms. O'Neill reached out to the Building Inspector to see what could be done in that vein. Mass Dev is advertising the Development Opportunities available on the remainder of the site in a Commercial Real Estate book that is circulated in Western Mass and beyond. They are soliciting request for information. Mass Development will feature our development potential at the Western Massachusetts Developers Conference at the Mass Mutual Center in Springfield, Ma. On Tuesday, June 12th. The Governor will be keynote speaker at the Conference.

Mr. Terry interjected that the original two sub-divisions on this property 600 feet on the Jackson St. end and some 1,200 feet on the Front St. end need modifications to incorporate the road construction that will be completed as part of MassWorks. He also indicated that we needed a Board representative for the PILOT working group to negotiate an agreement with the Belchertown Day School. Mr. Spiegel it was discussed had already agreed to represent us at the working group.

Mr. Terry encouraged all seated members to continue working with and for the re-development of the property and much work remained to be accomplished.

A discussion ensued on the opportunity to log parcel D in conjunction with the Town of Belchertown. The opportunity was present but would not last and if we so inclined we could generate a small amount of cash to be incorporated into our operating revenues.

After some discussion,

Mr. Terry Moved to allow Carmine Angelino to proceed with the cutting process at his convenience.

Mr. Rivard Seconded

Voted 4 – 0 – 0

Public Hearing

Ms. O'Neill requested that we open the Public Hearing portion of the meeting. Mr. Terry concurred that we would suspend our Regular business meeting to open a Public Hearing at 7:36 p. m. as a fulfillment of our obligation with the EPA grant to solicit input from the public as part of the Community Relations Plan attached to their grant. This Public Hearing was dutifully posted.

Ms. O'Neill discussed the status of Building G and the condition of several remaining buildings and their respective footprints as well as their construction materials. There are some brick buildings with roof deterioration which makes these buildings potential hazards. One or two of these buildings will require some analysis to locate the hazards and clearly identify remediation procedures.

Of the EPA Grant it is estimated that \$130,000 to \$150,000 worth of work that qualifies has been completed.

Mr. Terry indicated that the five or six difficult buildings on site would have to be addressed however that progress will depend on the Fiscal Year Capital Budget that is in flux. Ms. O'Neill said that one or two of the smaller buildings may be demolished by a Builder for the Multi Units should they be willing to trade off the demolition of some buildings for a relief from the asking price for the land. The Board was in agreement that bartering demolition services may be a very workable option should the appropriations process reduce the amount the State is willing to invest in our project.

After Ms. O'Neill spoke, the Guests in attendance were given an opportunity to address the Board and Ms O'Neill as the representative of Mass Development.

Mr. Terry Moved to close the Public Hearing at 7:44 p.m.

Bob Rivard seconded. Vote 4-0-0

Return to Regular Meeting

Agenda Item #6 Member Time

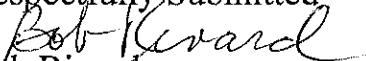
Hearing no further discussion Mr. Terry thanked the Board and closed the Regular Meeting at 7:48 p.m. thanked the Media representative Pat Barry and asked for a voice vote to go into the Exec Meeting.

Mr. Stephens Seconded

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

Voted 4 – 0 – 0

Respectfully Submitted


Bob Rivard,

Director