

Belchertown EDIC
May 18, 2016 Meeting



Members

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

Meeting Open __ 7:00 p.m. ___
Large Meeting Room, Town Hall
Guest, Presenters, Observers;
Claire O'Neill, Mass Development
Pat Barry, Media

Agenda Item #1 Adoption of Minutes 4/20

Bill Terry moved to accept the minutes as presented
Beth Maroney seconded Voted 5- 0 – 1 Jonathan Spiegel
abstained

Agenda Item #2 Payables

Mr. Stephens reported that Jim Kuc was substantially done with his work and might stop by. He is working on pouring concrete at the tunnel entrances and is working on sealing three buildings. No invoices submitted at this time.

Agenda Item #3 Additions to Agenda - None.

Agenda Item #4 Development Status

Claire O'Neill updated the Board on the ongoing progress in the abatement activity at the Auditorium Building prior to demolition. This should be accomplished by July 15th. Mr. Spiegel asked if the final demolition would restore the site to surrounding grade. Ms. O'Neill indicated that it would. Mr. Stephens mentioned that there had been some discussion of using rubble to build a road base and whether there was any intent on using demolition rubble to refill the cellar holes. Ms. O'Neill stated that there were strict guidelines on reuse and while the possibility existed she was not of the opinion that large amounts of rubble would be utilized for that purpose.

Ms. O'Neill indicated that we should hear about our EPA Grant early in June. She also said that additional funds would come from the Capital Budget in a month or so. If not enough funds are freed up we would have to select which buildings were highest priority. The infirmary would take precedence over the Boys and Girls Industrial Building.

Jonathan Spiegel asked with respect to Capital Budget if there was anything that BEDIC could do to support the release of funds, and if MassDev could supply guidance.

Ms. O'Neill indicated she would send along some suggestions.

Ms. O'Neill spoke of the FEIR, the final stage of the environmental report is being consolidated, meeting with consultants to review the traffic site plan. The final report will be submitted to EDIC for a review prior to submission.

Mr. Terry indicated he would be away during the interim and would not return until June 20th. the FEIR is to be completed around June 13th, would Mr. Stephens receive this to keep the process going. Mr. Stephens indicated that he would accept the responsibility of final review and to communicate with MassDev prior to our next meeting.

Ms. O'Neill said that MassDev would be circulating and publishing information about the site on their website and requesting expressions of interest for several parcels, as well as bringing information to the Western Mass Developer's Conference at the Basketball Hall of Fame in June.

Some discussion ensued around the question of branding and the Board expressed a range of opinion concerning the Logo, including color selections, but was in general agreement on the proposed name of "Carriage Grove." Mr. Kump asked if there was a specific recommendation from the marketing folks at MassDev. Ms. O'Neill said that the color palette was derived from the Stone House Museum, that the Marketing folks liked it but the Real Estate folks had mixed reviews.

Ms. O'Neill informed the Board that Malone and MacBloom were hoping to set up a daytime meeting with the Town Planner and Board members for the landscape design. It was difficult to finalize a date and time. Ms. O'Neill said she would try and get a time that worked for everyone.

Agenda Item #5 Security - Nothing additional from members

Agenda Item #6 Member Time

Mr. Terry informed the Board that our Annual Audit was submitted to DCAMM and the Dept of Housing & Urban Development.

Mr. Stephens informed us that his summer schedule made a 7 p.m. start time difficult for him but that he would do his level best to appear. Hearing no further discussion Mr. Terry thanked the Board and closed the meeting.

Agenda Item #7 Adjournment

Bill Terry Moved to Adjourn at 7:50 p.m.; Jonathan Spiegel Seconded - Voted 6 – 0 – 0

Respectfully Submitted


Bob Rivard, Director

BEDIC Meeting (5-18-16)

Claire O'Neill, VP Planning & Development
MassDevelopment

- MEPA Final Environmental Impact Report working timetable:
 - May 24 – first draft distributed for review
 - May 31 – BEDIC written comments due to MassDevelopment
 - June 13 – final draft distributed for review
 - June 20 – final written comments due to MassDevelopment
 - June 30 – file FEIR
 - August 12 – Secretary's Certificate

- Request for Interest (RFI)
CCRC / Commercial parcel working timetable:
 - June 1: Issue RFI
 - June 15: Site walks
 - June 23: Western MA Developers Conference
 - June 30: RFI questions due
 - July 30: Expressions of interest due
 - August 17: MassDevelopment recommendation to BEDIC