

Belchertown EDIC
July 20, 2016 Meeting

Members

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

Meeting Open ___7:01 p.m. ___ Small Meeting Room, Town Hall
Guest, Presenters, Observers; Jim Kuc, Security Contractor; Pat Barry, Media

Agenda Item # 1 Payables

Mr. Kuc was in attendance. Mr. Stephens presented two invoices from Mr. Kuc, one for \$205 for boarding up an entrance to one of the buildings, and an Invoice for \$1,500 for installing the No Trespass signs every 50 ft along the perimeter of the property. Mr. Stephens Moved to pay the two invoices. Mr. Terry Seconded with a friendly amendment that Mr. Stephens would verify the work was completed prior to the release the payment for signs. Amendment accepted by Mr. Stephens. The New \$2,105.00 Invoice was not previously cleared with Mass Dev., so Mr. Terry indicated that we could approve this payment subject to Authorization from Claire O'Neill at Mass Dev. Prior to Mr. Stephens releasing the payment. Voted 4 – 0 – 0

Agenda Item #2 Security

Mr. Stephens indicated that the demolition on the Auditorium Building was complete and the security fence was to be removed shortly. Mr. Kuc asked if Mass Dev was planning on loaming the site of the small cottage and the Auditorium site. Mr. Terry thought it was not in the specs. Mr. Kuc indicated that the surface fill was a fine sand and expressed a concern that it may erode in heavy rains. Mr. Terry suggested that we wait until Ms. O'Neill returns at the next meeting in August to see if site conditions warrant any further attention. He indicated that there was a new person coming on at Mass Dev, and that we would be doing a site visit with the Town Manager, and perhaps a few members of EDIC to get acquainted and see the current conditions on site prior to the evening meeting on August 17th.

Agenda Item #3 Adoption of Minutes.

The minutes from the May 18th meeting were distributed electronically prior to the meeting. Mr. Terry Moved to accept the minutes as presented. Mr. Rivard Seconded (No discussion)
Voted 4 – 0 – 0

The Minutes from the June 15th meeting were distributed electronically prior to the meeting. Mr. Spiegel Moved to accept the minutes as presented. Mr. Stephens Seconded
Voted 3 – 0 – 1 Mr. Terry abstained

Agenda Item #4 Additions to Agenda

Mr. Terry presented an Invoice from Turley Publications for a Legal Notice which was required for the MEPA process. Ms O'Neill requested that we provide payment for \$74.67 to Turley.

Mr. Terry Moved to pay this Invoice Mr. Spiegel Seconded. Voted 4 – 0 – 0

Agenda Item #5 Development Status

Mr. Terry circulated a print copy of the Final Environmental Impact Report.

The project Logo was discussed. Mr. Stephens' daughter, Sarah, who is knowledgeable in such matters provided some feedback on the wagon wheel and the color selections. Mr. Stephens indicated his daughter would send her comments for our consideration.

Request for Letters of Interest will be due the coming week for the 7.5 acre Independent Units, we should have something to discuss in that vein in the August meeting.

Mr. Terry indicated that Ms. O'Neill would re-engage the Belchertown Historic Commission and encourage a Grant Proposal for the site. Mr. Stephens mentioned some discussion concerning the Cupola that was removed and stored on site. Mr. Terry elaborated on the sequence of events to foster the re-development of the site. Step One was to get a green light on the Grantham Group's Assisted Living facility followed by the roadway improvements and finalizing the Plans from MacBroom to see if the Cupola was even under consideration and, if so, where exactly on site it would find its home. He also added that we need to keep things moving along a development pathway that is predicated on Tax Credits for Assisted Living construction, other concerns would find their proper place only after that piece falls in place.

Mr. Terry mentioned that he was informed that the Country Café was under foreclosure notice.

Agenda Item #6 Member Time

Mr. Terry discussed a 26% increase in our Directors and Officers Insurance. He indicated that he directed Bell and Hudson to see if we could find another provider. That insurance will come due in October of 2016, so there is a window to see who else is out there. Our General Liability provider is merging the new company name is Evanston Ins. Co of Deerfield, Illinois.


Michael Miller retired from Mass Dev, the new VP is Victoria Maquire. She will be attending our next scheduled meeting and will conduct a site visit in the afternoon beforehand.

Agenda Item #6 Adjournment

Mr. Terry Moved to adjourn at 7:40 p.m.

Mr. Rivard Seconded Voted 4 – 0 – 0

Respectfully Submitted


Bob Rivard, Director