

Belchertown EDIC
Regular Meeting

Aug 21, 2019

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

Media: Pat Barry

Meeting Open 7:00 p.m. ___ Small Meeting Room

Introduction of Guest, Presenters, Observers - No Guests

Agenda Item # 1 Adoption of Minutes

Bill Terry Moved to Adopt the Minutes of the July 17, Regular and Executive Meetings
Jonathan Spiegel Seconded

Voted 5 – 0 – 0

Kirk Stephens arrived after this vote.

Agenda Item # 2 Payables

Nothing presented at this time.

Agenda Item #3 Additions to Agenda

Mr. Spiegel and Mr. Terry visited Bell and Hudson to discuss the opening of Carriage Drive prior to a Town Meeting Vote to accept the road. Mr. Terry said he could see no form or documentation that would indicated coverage for this eventuality.

Bell and Hudson agreed to submit some validation that the road improvement has been completed and should be covered under this Policy. He indicated that Mr. Spiegel laid out some items in the Policy that should not be in our package.

The upshot was that B & H would review the change in status with the underwriters and provide the EDIC with written documentation that we would be covered should the road open prior to the Town Vote.

Mr Terry indicated that this review and documentation should help us with insurance costs after the Town takes the roadway later this year.

Agenda Item #4 Development Status

Ms. O'Neill submitted a written report which Mr. Terry circulated at the meeting.

Development update

The U.S. Economic Development Administration issued a notice of preliminary approval of a \$550,000 grant towards developing a cul-de-sac and utilities for the industrial area of Carriage Grove. This will support a brewery and up to 125,000 sq. ft. of future small business /industrial development. Assuming final approval, the funds will be available FY 20 which starts this October.

The storm water system continues to drain slowly. Kendall, of Mass Development, met with the Conservation Agent and DPW Director onsite to discuss efficacy and enhancement suggested by MassDev design engineers.

Staff and Town DPW Director have agreed to the scope of a peer review by Tighe And Bond of the work accomplished to date. They met with Kendall to view the system in action. T&B are to get something in writing within a week at which point MassDev can schedule the final paving coat.

Real Estate update.

BDS - On 8/13 the Belchertown Planning Board accepted the ANR plan for the School parcel. All financing for the BDS has been approved.

The BDS requested an extension of their P & S through 10/31/19 The Children's Investment Fund requested the extension to sort out the repurchase language.

Bill Terry Moved to Approve the Extension
Mr. Kump Seconded

Discussion followed with Mr. Stephens expressing his disapproval of the process that we have gone through with the School. Voted 4 – 1 – 0

ARC Point - still has not selected an Attorney. The LOI expires on August 14th.

The recommendation from MassDev is to extend this to end of September and ask the proponents to come forward at our next meeting to show their good faith. The discussion centered on suitable dates, our next meeting to be on Sept 18th

Mr. Kump Moved to extend the closing date of the LOI through October 14th and request that the Principals attend the September meeting to discuss their Financing, the Timeline, and the status of Counsel.

An Amendment was voiced to add language that conditioned their attendance to our continued good graces. Mr. Stephens added that we should request their presence rather than require their presence, the sentiment being that we will extend their LOI providing they comply with our request for a side bar discussion of their plans.

Mr. Stephens Seconded

Voted 5 – 0 – 0

Agenda Item #5 Additions to Agenda

Mr. Spiegel expressed concern about the imminent road opening and the issues that will no doubt surface. Mr. Spiegel talked about the planning discussions that have not taken place, and suggested that we pull together all the stakeholders for a broad discussion of pedestrian safety and security, signage, speed limits and parking.

Mr. Terry suggested that Mr. Spiegel circulate a sheet of bullet points that we could submit to Claire O'Neill expressing process and concerns. Mr. Spiegel agreed to do so.

Agenda Item #6 Security

Mr. Stephens discussed the conditions that exist on site, a window panel that was compromised and a door on the second floor of the power plant that was a security issue. He was in contact with Mr. Kuc to rectify those items.

Mr. Terry asked Mr. Stephens to stop in to discuss the camera situation with the Chief of Police. Mr. Stephens agreed.

Item #7 Adjournment

Mr. Terry Moved to Adjourn at 7:45 p.m.

Mr. Kump Seconded

Voted 5 - 0 - 0

Respectfully submitted



Bob Rivard, Director