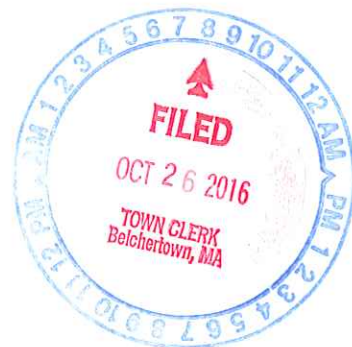


Belchertown EDIC
September 21, 2016 Meeting



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. ___
Small Meeting Room, Town Hall
Guest, Presenters, Observers;
Claire O'Neill, Mass Development

Pat Barry, Media

Agenda Item #1 Adoption of Minutes 8/17 Regular Meeting

Bill Terry moved to accept the minutes as presented
Bob Rivard seconded Voted 4- 0 – 1 (Rich Kump was absent)

Executive Meeting Minutes 8/17

Bill Terry moved to accept the minutes as presented
Beth Maroney seconded Voted 4 – 0 – 1 (Rich Kump was absent)
Mr. Stephens arrived after these votes.

Agenda Item #2 Payables

No invoices submitted at this time.

Agenda Item #3 Additions to Agenda

Mr. Terry to update on Insurance proposals

Agenda Item #4 Development Status

Claire O'Neill updated the Board on the current thinking concerning the demolition of buildings in FY 2017. The Infirmary building is at the top of the list with Tighe and Bond investigating what will be involved in the Boys and Girls Industrial Buildings. There was some discussion about the Cottages, possibly taking down two. Ms O'Neill raised the question of one cruciform building and what would be involved in transferring ownership from the Town to EDIC. Given the costs associated with demolition, this could be a way to deal with

it. Mr. Terry indicated that it would take Town Meeting approval which could potentially occur in December when the Town traditionally has a meeting. Ms. O'Neill indicated she would continue the discussion with Mr. Brougham.

Mr. Kump asked if there was any re-use potential for that building. No one seemed to hold up any hope on that possibility, and Ms. O'Neill mentioned the feedback Mass Dev received from potential sources of re-use of the Administration building, which has much greater potential, but has some unusual configurations of space that doesn't sit well with modern office design.

Ms. O'Neill discussed the current site plan revision prepared by Fuss & O'Neill indicating changes to the parking and circulation around the Assisted Living facility. It moved the guest parking out front with staff parking in the rear. The number of spaces was reduced and the paved connection at the rear of the building was discontinued. Mr. Terry noted that this plan created a nice block of green space with reduced paving area softening the impact. Ms. O'Neill added that the topo lines were not yet included and the runoff calculation could change the look of the retention area. Some discussion ensued about the chain link fence surrounding the retention area, which it appears is a safety requirement. Members expressed the preference for a black fence if it was in fact required. This revised plan is to be circulated to the Town Manager, the Fire Chief and Mr. Williams, Superintendent of Public Works.

Jonathan Spiegel asked if a Board member would be in attendance at that meeting and Mr. Terry indicated that these were informal meetings with Town Officials, members are welcome and he would make it a point to be there.

Ms. O'Neill discussed the Mass Historic grant procedures and the fact that any re-use of the Administration Building would almost certainly require some tax credits to make it financially workable. She indicated that the initial discussions met some resistance from Mass Historic since it was an isolated building not in a Historic District. Mr. Spiegel was of the opinion that Belchertown had Historic Buildings in several locations, that they were not all contiguous, and it was possible to have an individual building added to the District. Ms. O'Neill said that Mass Dev was making the argument that this building will not likely be re-used if the tax credits are not available.

Ms. O'Neill indicated that support letters would be useful but she did not currently have contact information on the Belchertown Historic Commission lead person. Mr. Terry mentioned that they had a nice graphic display at the Town Common during the Belchertown Fair showing the foot trail around the property and other features, and would get Ms. O'Neill the information on who is taking the lead in the group.

The final discussion occurred on the Logo. Mr. Spiegel questioned the purpose of varying the font size between Carriage and Grove. Ms. O'Neill said their design group opinion was that this will have broad appeal across a wide business spectrum and were resisting altering any aspect of it. Ms. Maroney offered that we were over thinking this and it pretty much sums up the group consensus, it was time to move on.

No Vote taken.

Agenda Item #5 Security

Mr. Stephens brought us up to date on the brush hogging. It was taking a bit longer that anticipated since there were hitting obstructions here and there along the sides of buildings that dulled the cutting bar. They were doing a bang up job, getting it as good as it has ever been and taking out a few dead trees in the process. Re-securing the buildings was not too bad this time around, a few doors were still breached and would be attended to shortly.

Agenda Item #6 Member Time

Mr. Terry reported on the new quote for Directors and Officers Insurance. The quote was for \$1,492 more that previous years but competitive. The deadline for renewal is October 20th or so, and we were expecting to see one or more additional quotes for this package. In the interim Mr. Terry suggested that we authorize him to accept this quote by voting to authorize the expenditure of a sum not to exceed \$1,492 and hope for a lower bid.

Bill Terry Moved to appropriate a sum not to exceed \$1,492 toward the cost of providing Directors and Officers Insurance and Employment Practices Policy.

Kirk Stephens seconded.

Voted 6-0-0

Mr. Terry advised that 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.

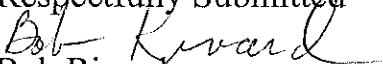
Agenda Item #7 Adjournment

Bill Terry Moved to Adjourn the meeting at 7:50 p.m.

Jonathan Spiegel Seconded

Voted 6 – 0 – 0

Respectfully Submitted


Bob Rivard,

Director