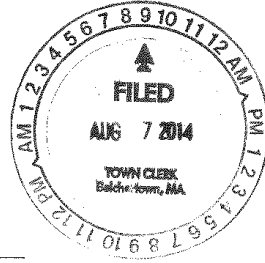


Belchertown EDIC
Meeting

July 16, 2014



Members

Bill Terry ___x___ Jonathan Spiegel ___0___ Beth Maroney ___x___
Kirk Stephens ___x___ Juanita Holler ___0___ Bob Rivard ___x___

Meeting Open ___7:08 p.m.____
Large Meeting Room, Town Hall

Guest, Presenters, Observers;

Presentation by Win Mallett, BelArts Solar Village, Haskell Werlin Solar Design Associates, David O'Connor ML Strategies, Drew Leff Stantec Consulting, John McCarthy Wright Street Hospitality Investment Management, Margaret Campbell SDA, Jack Jemsek, New England Environmental, Doug Albertson Town Planner, Ron Aponte Select Board, Clair O'Neill Mass Dev, Fred Morris COA, Bill Ravanesi, Richard Torres Mateluna,

Media
Pat Barry

Agenda Item #1 Adoption of Minutes

Bill Terry Moved to Approve the Minutes of June 18th
Beth Maroney Seconded. No discussion Voted 3 -0-1 Kirk Stephens abstained

Agenda Item # 2 Payables

No Payables

Agenda Item # 3 Additions to agenda

Kirk Stephens brought up the issue of brush hogging the property. He reminded the Board that we economized last year and the underbrush is getting out of control. Bill Terry asked if he had solicited any bids. Mr. Stephens said he had not, but was seeking Board approval to go ahead. Bill Terry said he would take the issue up with Mass Dev but to go ahead and get a few bids. No vote taken.

Agenda Item # 4 Development Status

Bob Rivard introduced Mr. Win Mallett Meridian Contracting Ltd to the Board and the public. Mr. Mallett was here with a development team to present a proposal called "BelArts Solar Artisan Village."

The Proposal is to build a mixed use development consisting of live/work units, Independent Living Units, some retail and restaurant space, some Light Industrial units, and a Boutique Hotel around an array of Solar Panels that would produce two to four Megawatts of electricity. The panels would be ground mounted, rack mounted and attached to buildings as part of the Design Aesthetic.

A visual presentation including, a Design Prospectus sheet, a Timeline, and an Environmental Conditions Summary was given.

John McCarthy, Wright Street Hospitality addressed the Board concerning the aging boomer demographic and the engagement opportunities that drew him to this proposal. Mr Michael Sacenti, Hospitality Investment Management LLC also addressed the Board and discussed the LEED energy features and eco-friendly aspects that he saw in the proposal as being a big draw. Jack Jemsek, NEEinc addressed the Board about the current thinking in remediation and the cost associated with asbestos abatement. He submitted a two page synopsis of some possible approaches to clean-up and demolition. Mr. Haskell Werlin Solar Design Associates discussed the Solar aspects, Margaret Campell also discussed some of the issues concerning Solar Credits and the impending program horizon. She discussed a timeline of action steps necessary to get in line before the Credits disappear. In order to get in line they would have to demonstrate Site Control to the Utility Company.

Mr Mallett addressed the Board concerning the nature of the Site Control he required to move forward. He would assume full control over the clean-up of Pad-1, clearing for Solar arrays, demolition of the buildings, dealing with the tunnels, and establishing the entrance from Jackson St. to the first live/work units putting up a sales office to do pre-sale for the Village.

The entire proposal if funded in part by selling SRECs so if that piece does not happen, the Site Control Agreement would be subject to the reverter clause and BEDIC would retain the site.

The presentation ended at 7:55 p.m.

Board discussion ensued.

Bill Terry asked about the electricity, who gets to buy in. Haskell Werlin answered that it can be structured various ways, the Town could acquire some, neighbors could acquire some and some will go toward the site uses. Community Shared systems were recently completed.

Beth Maroney thought the entire proposal was very speculative, that we were being asked to grant site control in short order, without a firm financial footing. Margaret Campbell responded that time was of the essence on Solar Credits.

Bill Terry asked Ron Aponte to raise questions about the proposal. Mr. Aponte talked about the payments in lieu of taxes from the installation versus taxes. Several questions and replies about jobs and impacts.

Kirk Stephens indicated that he liked some of the ideas presented but that this proposal was beyond any idea that was ever presented in his 18 years on the Board. Mr Stephens said that his primary concern for the site was to fulfill the expectations of the community for the re-use and that this proposal should be presented to the community at large for input.

Ron Aponte indicated that he also thought it was important to put this proposal forward in a larger meeting venue and to involve more members of the community.

Clair O'Neill of Mass Development indicated that more discussion was necessary with Mr. Mallett concerning the logistics of Site Control and Process going forward.

Mr. Terry brought the discussion to a close. He indicated that the next step would be to schedule a BEDIC meeting on Wednesday August 6th to present this proposal to the Community at Large. BelArts would send out press releases, have an informational table at the Sunday Farmers Market on the common, make a presentation at the Senior Center to generate awareness.

Bill Terry Moved to Schedule the Special Meeting for Aug 6th

Beth Maroney Seconded

Voted 4 – 0 – 0

Bill Terry mentioned that we also had a Meeting on August 20th at which we holding a Public Meeting on changes to the Development Plan.

Bill Moved to Schedule the Special Meeting for August 20th

Beth Maroney Seconded


Voted 4 – 0 – 0

Bill Terry Moved to Adjourn at 9:25 p. m.

Beth Maroney Seconded

Voted 4 – 0 – 0

Respectfully Submitted


Bob Rivard,