

Belchertown EDIC
Meeting

Sept 16, 2015

Members

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

Meeting Open ___7:03 p.m. ___
Small Meeting Room, Town Hall

Guest, Presenters, Observers;
Claire O'Neill, Mass Development
Doug Albertson, Town Planner,
Media
Pat Barry; Community Television

Agenda Item #1 Adoption of Minutes

Bill Terry moved to approve the minutes of August 19th
Kirk Stephens Seconded (Beth Maroney was not present)

Voted 3 – 0 – 1

Agenda Item #2 Payables

An invoice was received from Jim Kuc for \$2,300 and an Invoice was received from Harold's Crane Service in the amount of \$1,500, for the removal of the Cupola.

Kirk Stephens explained that the initial quote from Harold's was \$1,400 to set up for the day to remove the Cupola but that the crane operator informed the removal crew that he had to be elsewhere at 1 p.m. The trailer that was designated to accept the Cupola could not handle the weight and since the Cupola itself was very top heavy it was decided that it would be more prudent to place the Cupola on the ground in a secure location since it could not safely be moved with the trailer. The procedure required several Crane sets and movements to pick up and place the Cupola in the secure location in the courtyard and time became a constraint. Mr. Stephens indicated that he was not happy with the adjusted invoice. The entire procedure took four and a half hours.

Bill Terry decided that since we only meet monthly it would be best for us to Vote the entire amount invoiced and leave it to Mr. Stephens to have a discussion with Harold's Crane Service to see if we could come to an agreement on the quoted price.

Bill Terry moved to pay Jim Kuc \$2,300 for his services and as per our agreement with MassDev to split that cost 50/50 with MassDev.

Beth Maroney Seconded

Voted 4-0-0

Bill Terry moved to authorize a payment of \$1,500 for Harold Crane's Service, which also would be split with Mass Dev 50/50 with the understanding that Mr. Stephens would have a conversation with Harold or his company to get the amount adjusted.

Bob Rivard Seconded

Voted 4 – 0 – 0

Agenda Item #3 Development Status

Claire O'Neill informed the Board that the Grantham Group did not get their Tax Credits on the first round. She indicated that it was not an unusual situation, that it took Grantham several rounds (3) to get their Tax Credits at Village Hill in Northampton. HCD allocated Tax Credits to a project in Ludlow and Ms. O'Neill was of the opinion that it took them at least two rounds for their project.

Ms. O'Neill indicated that the MassDev agreement with Grantham compels them to continue seeking their Tax Credits for our site in the next funding cycle.

Ms. O'Neill informed us that they are moving forward with estimates and discussions about the 2nd stage of demolition. She indicated that the original thinking was to remove three buildings at this stage but that estimates were coming in quite high given the condition of the buildings requiring a scaled down 2nd stage. The approach at present is to get feedback and pointers from a demolition vendor they have used in the past to fine tune the best practice approach to remediating the hazards that are in the lowest levels and under collapsed floor and roof structures and also under some considerable water that drained into the foundation area underground. Mass Dev informed Tighe and Bond that they would take a breather, and look at the situation again with the EPA. Ms. O'Neill indicated that grant monies were available on a matching funds basis, up to \$200,000 per parcel, for some projects. Mass Dev would match the funds but the application itself had to come from the Community and channeled through Mass Dev. A meeting was being set up with Doug Albertson and Gary Brougham to discuss the best approach.

Ms. O'Neill asked Mr. Stephens to join a site visit to do some additional investigation with an eye to re-use of buildings on site.

Bill Terry asked for clarification on our Operating Funds for the next fiscal year. Ms O'Neill acknowledged receiving our funding request of \$26,950. Ms. O'Neill proposed that Mass Dev would break the number in two. Mr. Terry postponed further discussion until later this evening under Member Time.

Ms. O'Neill discussed a meeting she had with Steve Williams, Gary Brougham and Doug Albertson concerning State St. and the road crossing points. She mentioned that Form + Place had a proposed look and feel graphic representation of the frontage parcels which she circulated for feedback from the Board. Ms. O'Neill said that MassDev did not think that 2nd level commercial or office space would be marketable in this location, as desirable as it is. The anchor parcel on the South/East of the entrance point was the most commercially desirable and had an

elevated façade on the rendering. There was a pocket park opposite the entrance roadway to foster a connection to the schools across State St. and to draw farmer's markets and other outdoor seasonal uses. Discussion ensued concerning parking, location and distribution. The Board was impressed with the illustrated elevations presented as well as the massing of buildings and roadway locations.

Ms. Maroney said the rendering was reminiscent of Evergreen Walk in Connecticut a project with which she was familiar, and that it fit well with the Board's vision.

Ms. O'Neill reiterated that MassDev wanted to get as much feedback as possible and would present the proposed plan for a Community meet and greet session and presentation.

Ms. O'Neill stated that MassDev was working closely with Malone and MacBloom to complete a landscape plan and would be meeting within the month with members of the community at the Senior Center in town for a brainstorming session.

Ms. O'Neill indicated that we should revisit the request for CPA monies which would have had to be in place by December 2015 had Grantham received their Tax Credits. Rather than tying up CPA monies, perhaps it would be prudent to postpone asking for their contribution until next year so as not to tie up their funding contribution to a specific purpose which is not yet in place.

Agenda Item # 4 Additions to Agenda

No Additions

Agenda Item # 5 Security

Kirk Stephens gave his report on conditions at the site. He indicated that someone had broken the lock at the gate and dumped some refuse and old mattresses. Jim Kuc was to secure the gate with a new lock.

Mr. Stephens indicated that we need bigger boulders, closer together to prevent entry elsewhere on site, since the metal fence sections only protect the pad-1 area. He thought that logs would get us more protection than boulders.

Bill Terry asked Mr. Stephens to get cost estimates for moving larger rocks and logs into place.

Mr. Stephens indicated that there were some old telephone poles at Foley Field that may be utilized more effectively at different locations not too distant from where they are presently.

Mr. Stephens indicated that he would have a conversation with Steve Williams to see if the Town had resources to bring to bear in this regard.

Mr. Stephens mentioned that the Clock Mechanism in the Admin Cupola was the subject of discussions with Jim Kuc. It is a valuable artifact that is intact at this moment but since all the buildings are still subject to breaches it could be a target. Mr. Rivard indicated that it was almost inaccessible and had active bee or hornet infestations.

Mr. Terry asked if we could ascertain that the cupola was weather tight and to get a report from Mr. Kuc about the possibility of securing the mechanism if in fact it was in danger of vandalism.

Agenda Item # 6 Member Time

Mr. Terry informed the Board that Zurich Ins. Co. refunded us \$170.00 for workmen's comp after we paid \$300 and sent them correspondence to indicate that we had no employees.

Mr. Terry raised the question from earlier in the meeting concerning the Operating Budget. MassDev has offered to fund \$26,950 in two payments, one on Oct 1st 2015 and the second on March 1st, 2016.

Mr. Terry Moved to accept the proposal from MassDev and Authorize the Chairman to sign the Fiscal Year 2016 Funding Agreement.

A review of the Funding Agreement was conducted at the present time.

Ms Maroney Seconded

Voted 4-0-0

Mr. Terry asked as part of this discussion, that Clair O'Neill look over the budget and get back to the Board on what funds were still available or in escrow from the 2015 Fiscal Year funding cycle.

A discussion about Brush Hogging this year was undertaken to ascertain if Members felt it was necessary or desirable. Mr. Stephens thought it a bit late in the season to undertake it presently. There was a difference of opinion on the matter. Mr. Stephens was encouraged to get several estimates for the work.

A further discussion about the successful removal and storage of the Copper clad Cupola ensued. Mr. Stephens was of the opinion that we should search out funds either from the Historic Commission or the CPA to begin restoring the Cupola to get it ready for anticipated placement at the central common on site. The heavy lifting has been completed; Mr. Stephens indicated it weighed in excess of 4,900 lbs.

Agenda Item # 7 Adjournment

Bill Terry Moved to adjourn at 8:17 p.m.

Kirk Stephens Seconded

Voted 4- 0- 0

Respectfully Submitted

Bob Rivard,

Director



