

2/20/24
Voted to release

Carver Redevelopment Authority

Meeting Minutes for March 23, 2015
Executive Session

approved
but not
to be
released

Members Present: William Sinclair, Johanna Leighton, Charles Boulay
By Remote Participation: Brian Abatiello
Secretary: Michele Doll
Guests: George McLaughlin & Bob DelHome of Route 44 Development LLC
Geoffrey Morrison-Logan & Conor Nagle of VHB
Jack Hunter, Michael Milanoski

Hunter – RDA excise role for urban renewal plan.

Milanoski – Board of Selectmen reviewed project in Executive Session. Why? It is necessary to develop public/private partnership. Developers need Town support. Town has eminent domain for taking of access roads. Project would be a win/win for Town; creating tax revenue, jobs and water usage. RDA will work with developer in creation of plan; submit plan to the Board of Selectmen; Selectmen vote; present plan at public hearing.

Sinclair – very exciting opportunity

McLaughlin – a lot of eminent domain work. Town of Carver has blossomed with construction of Route 44, helped us zeroe in on this location. Opinion of Jarod McDonald, Cushman & Wakefield, big business changing toward regional distribution warehouses. Amazon is very interested in Massachusetts and looking for fulfillment center of 1.1 million square feet. This site has access issues, VHB has been engaged and presented a series of conceptual plans. Need direct access. Rough time line is to have tenant lined up by end of 2015 and state and local permitting by September 2016. Optimistic, but realistic time line.

Milanoski – Town has no money to help with infrastructure. Project may qualify for grant if a tenant is signed on. Previous traffic study shows area could easily handle increase. Expansion space and access area not owned, (Webby) parcel owned through Tax Tile.

Hunter – asking Town Meeting to transfer from Treasurer to Town Administrator. Need ability to expand, acquire some surrounding properties.

Sinclair – new Dunkin Donuts did traffic study with site plan; information could be helpful. Gain (Walsh) property for access. Gear efforts to make property prime area.

McLaughlin – take by eminent domain; enter developers agreement. We will backstop financially. Town takes property, we pay.

DelHome – provide access as soon as permits are in place; start site stabilization.

Hunter – Water will be laid in with new access road.

Milanoski – some people will be upset; you need to act on behalf of all of the Town.

McLaughlin – looking to square off properties.

Milanoski – need to schedule a meeting with State Urban Renewal and discuss conceptually; refine time line; enter Developer's Agreement; start permitting process.

Nagle – VHB will represent both the developer and the Town.

Sinclair – Great investment to the community. Town has been working many years to bring in new industry. See a great partnership.

Hunter – Triple party agreement needed

McLaughlin – Great site, but a lot of work needs to be done. Need to show people progress is being made.

Leighton motioned to move back into Open Session. Boulay 2nd.

Roll Call – Albatiello. Leighton. Boulay. Sinclair.