



approved
9/18/18

Meeting Minutes for June 19, 2018; 6:00 PM, Carver Town Hall, Room 3

This meeting was videotaped for cable cast area 58, channel 15.

Attendees: William Sinclair, Chairman; Bob Belbin; Savery Moore; Johanna Leighton; Sharon Clarke

Also in attendance: Stephen Cole, Planning Director

Absent:

Meeting opened by Mr. Sinclair at 6:01 PM

Review and possible vote on *Code of Conduct* and *Social Media Code of Conduct*.

Code of Conduct

Ms. Leighton – This will be reviewed every year during the organizational meeting.

Mrs. Clarke – No issue with these

Mr. Moore – No issues with these

Motion to approve Code of Conduct for the Redevelopment Authority: Ms. Leighton

Second: Mr. Moore

Approved: 4-1 (Mr. Belbin)

Social Media Code of Conduct

Mrs. Clarke – I have no issue with this. There will be times when I disagree with a vote but in the end, I will back this Board. This is a policy.

Mr. Moore – We reviewed this last year; I think this is slanted more toward blogging than responding to other forms of social media; blogging is old news. In this town it's Facebook. Is there a town policy? Mr. Cole – Not that I am aware, we have other Boards that have adopted this. Mr. Moore – At some point we may want to adjust accordingly. Mr. Cole – I agree. Blogging controls all of content. Facebook only controls what he/she posts.

Ms. Leighton – I agree with that.

Motion to approve and adopt the Social Media Code of Conduct for the Redevelopment

Authority: Mrs. Clarke

Second: Ms. Leighton

Approved: 4-1 (Mr. Belbin)

Forest Street – process next step:

Mr. Sinclair -There is currently no interested party, therefore I am not in conflict. There was a process to put this out on the Central Register. Is that what we want to pursue? Ms.

Leighton – That is what we are bound to do.

Motion to put the Forest Street property on the Central Registry: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Mr. Sinclair - We had a contract with Century 21; do we have a copy? Mr. Moore provided a copy to Mr. Sinclair.

What is the will of the Board? If we are going to Central Registry, we should have a price in mind. Ms. Leighton – You don't decide; it gets appraised. Mr. Moore – Someone with knowledge will determine the fair market value. The Board decides to go with that or go higher. After a certain amount of time we are able to accept any offer. Do we want a real appraiser or do we want to ask the Town Assessor? Ms. Leighton – The Town Assessor is free. Mr. Belbin – In my opinion, we should get the Town Assessors opinion first; if we don't like it we can pursue something else. Mr. Sinclair – Whatever costs we incur will come back to us at the time of sale. We should maximize as much as possible. Ms. Leighton – Brenda Titus does appraisals; do we need to give proof? Mr. Moore – It states that the Board "may" establish minimum bid prior to going on Central Registry. Mr. Moore reviewed procedures with the Board. Mr. Moore feels we can go with Mr. Belbin's suggestion. We do have to put out an RFP once that number is established. It has to be on the Central Registry for 30 days before opening the RFP. Mr. Belbin – I would like to see what they come up with; there have been some commercial sales in the area, within the last couple of years. Mrs. Clarke – Going to the Town Assessor first would be best. They have to keep track of sales and can use that as comparison. They shouldn't base on what it's valued at for tax purposes.

Motion to send appraisal request to Town Assessor: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Members Comments:

- Will Sinclair - None
- Bob Belbin –
 - The developer – End User Non Disclosure Agreement. Mr. Sinclair – I will ask.
 - Can we look at Roberts Way; we have nothing else going on. I would still like to go forward with that; at least make sure that building gets taken down. Mr. Sinclair – Last info received from the Town Administrator was that it is in the process. Mrs. Clarke - Moving forward, if there are other properties to investigate; Michael stated at the last meeting that some are under other

Boards authorities. Should we meet with them? Mr. Sinclair – Roberts Way may require a meeting with TOPS. My request to the town will be to have a meeting with the TOPS committee to discuss possibilities. Bob has done a lot of work with that. Ms. Leighton – I kicked off an email to Bruce Maki re: local housing partnership.

- Johanna Leighton - None
- Savery Moore –
 - At one of previous meetings, it was mentioned that there would be a site visit at the Wentworth property; anything? Mr. Sinclair – I will get that started. Availability? Mr. Moore – MEPA is running a little behind; we could wait a little bit. Mr. Belbin – My days off change; after 2:30 is good for me. Mrs. Clarke – I am out of town every Thursday. Ms. Leighton – I’m available.
- Sharon –
 - I met with Johanna and it was helpful; she gave me great insight. I now have a good base going forward.

Treasurer’s Reports:

The balances, in the following accounts, are as of **May 31, 2018**.

- Checking - \$ 979.19
- Urban Renewal Plan Account - \$ 3,614.53
- Savings Account - \$25,135.34

Savings interest YTD is \$25.43

Urban Renewal interest YTD \$0.44

Motion to approve the Treasures Report as amended “Valerie Verasso”: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

We received a bill from Comprehensive Environmental Inc. I am not sure what this is about. Mr. Belbin – Water Systems on call service? Mr. Sinclair – Not sure how it even came into the URP status? I wanted to bring it to your attention.

Motion to table paying this bill until we get some answers: Mr. Belbin

Second: Ms. Leighton

Approved: Unanimous (5-0)

Minutes:

April 10, 2018–

Motion to approve meeting minutes from April 10, 2018, as amended: Mr. Moore

Second: Mr. Leighton

Approved: (4-0-1)

May 29, 2018 -

Motion to table approval of these meeting minutes to allow further review: Ms. Leighton

Second: Mr. Belbin

Approved: Unanimous (5-0)

Next Meeting:

Motion to have the next Redevelopment Meeting on July 17, 2018 at 6:00 PM: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Adjournment:

Motion was made to adjourn this meeting at 6:42 PM: Mr. Belbin

Second: Ms. Leighton
Approved: Unanimous (5-0)

Exhibits□

A: Agenda

B: Treasurers Report



108 Main St, Carver, MA 02330

PUBLIC MEETING NOTICE
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A,
SECTION 20B

CARVER REDEVELOPMENT AUTHORITY

Tuesday, June 19, 2018
6:00 pm
Carver Town Hall Room #3

AGENDA

1. Review and possible vote on Code of Conduct & Social Media Code of Conduct
2. Forest Street-process next step
3. Members comments
4. Treasurer's Report/Bills Payable
5. Minutes: April 10, 2018 & May 29, 2018
6. Next meeting



Treasurer's Report - May 2018

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Carver Urban Renewal Plan Account
Balance 12/31/2017			\$ 1,679.19	\$ 25,109.91			\$ 3,614.09
1/11/2018	1229	Susan Hannon - Minutes/Secry	(75.00)				
1/31/2018		Interest on MM		2.34			
1/31/2018		Interest on CURplan					0.09
Balance 1/31/2018			\$ 1,604.19	\$ 25,112.25	\$ -	\$ -	\$ 3,614.18
2/14/2018	1230	Susan Hannon - Minutes/Secry	(75.00)				
2/14/2018	1231	Susan Hannon - Minutes/Secry	(75.00)				
2/28/2018		Interest on MM		4.82			
2/28/2018		Interest on CURplan					0.08
Balance 2/28/2018			\$ 1,454.19	\$ 25,117.07	\$ -	\$ -	\$ 3,614.26
3/23/2018	1232	Susan Hannon - Minutes/Secry	(75.00)				
3/30/2018		Interest on MM		5.68			
3/30/2018		Interest on CURplan					0.09
Balance 3/31/2018			\$ 1,379.19	\$ 25,122.75	\$ -	\$ -	\$ 3,614.35
4/19/2018	1234	Valerie Donovan <i>MM</i>	(325.00)				
4/30/2018		Interest on MM		6.19			
4/30/2018		Interest on CURplan					0.09
Balance 4/30/2018			\$ 1,054.19	\$ 25,128.94	\$ -	\$ -	\$ 3,614.44
5/24/2018	1233	Susan Hannon - Minutes/Secry	(75.00)				
5/31/2018		Interest on MM		6.40			
5/31/2018		Interest on CURplan					0.09
Balance 5/31/2018			\$ 979.19	\$ 25,135.34	\$ -	\$ -	\$ 3,614.53
			<u>Interest PD YTD</u>				<u>Renewal Plan Account</u>
			\$ 25.43				<u>Interest PD YTD</u>
							\$ 0.44