



approved  
1/14/2020

Meeting Minutes for December 10, 2019 at 5:30 PM, Carver Town Hall, Room 3

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

Attendees: Will Sinclair, Chairman; Savery Moore, Vice Chair; Sharon Clarke; Johanna Leighton

Also in attendance: Jim Walsh, Planning Director; Michael Milanoski, Town Administrator

Absent: Brian Abatiello

Meeting opened by Mr. Sinclair at 5:33 PM

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Executive Session – Move to go into Executive Session pursuant to G.L. c.30A, 21(a)(6) if discussing the matter in open session with respect to land acquisition via eminent domain as approved in the Urban Renewal Plan; (Parcel 22-3-1-R, 7.9 acres, owned by Mr. David Borofski of Plymouth) may have a detrimental effect on the bargaining position of the Redevelopment Authority if held in open session, and to reconvene in open session for purpose of adjournment.

*Motion to enter executive session at 5:34 PM: Mr. Moore*

*Second: Ms. Clarke*

*Approved Roll Call all affirmative (4-0)*

Forest Street Project

- Update from Vice Chair on sale of property -

Mr. Moore – We thought that based on a previous meeting, this would go to the Central Registry at the same time it was posted. Mr. Sinclair – At that stage, I had stepped away from the project. Mr. Walsh – I don't think that was done. Mr. Sinclair – That would need to be done. Mr. Walsh will follow up on that. Mr. Moore – The decision was made, on the minutes, that the Central Registry would be done at the same time, with a price of \$175K. Ms. Leighton – I believe someone else was interested in the property? Ms. Clarke – Jack Williams was interested. Mr. Moore – I haven't heard from anyone but it is not listed anywhere. Ms. Leighton – Jim can you communicate with Savery so that he can manage the advertising piece?

- Wade Street –

We sent a letter to the Boulays, regarding encroachment. We have not received the card back as of today and have not received a call from them. Mr. Walsh – I suggest sending a new one with some method of tracking. Ms. Leighton – At the Select Board meeting, Wade Street came up. They voted to approve accepting the property back and go to the Registry of Deeds. Mr. Moore – They voted a long time ago to take it back (around 3/2010) and never did the paperwork. Mr. Sinclair – Are you thinking we should not send a new letter? Ms. Leighton – No, I don't think we should. Mr. Walsh – Should we send a letter to the Select Board? Mr. Moore – Yes, we should tell them about it and let them follow up. Mr. Sinclair – Do we have any expenditures on that property? We are supposed to get it back if there are any. Ms. Leighton will check on that. Ms. Clarke – Jim will provide a copy of the letter that was sent to the Boulays to Mr. Milanoski.

#### **Treasurer's Reports:**

The \$7K check was given to Ms. Leighton. We are waiting for money to pay the appraisals.

*Motion to authorize Ms. Leighton to pay the bills with the money that just came in: Ms. Clarke*

*Second: Mr. Moore*

*Approved: Unanimous (4-0)*

The balances, in the following accounts, are as of November 2019

- Checking - \$ 463.28
- Urban Renewal Plan Account - \$ 3015.85
- Savings Account - \$30,261.37

Savings interest YTD is \$ 91.73

Urban Renewal interest YTD \$0.83

*Motion to accept the treasurers report for November, 2019: Mr. Moore*

*Second: Ms. Leighton*

*Approved: Unanimous (4-0)*

Ms. Leighton – Mr. Moore and Ms. Clarke need to go to Rockland Trust to do signature cards. I will let them know you are coming.

#### **Bills –**

James Toner appraisal invoice -

Clancy Appraisal Co.-

Discussion:

Carver Redevelopment Authority 12/10/19

In October, we moved \$7K into the Savings Account. We owed some money and bills were paid; resulting in the account being overdrawn. We moved \$1000 from savings to checking to cover the overdraft. The checking account needs some money. I will deposit the URP money into the checking account (\$880). Mr. Sinclair - Deposit \$7000 into URP and transfer money from UPR to Checking to pay for those. Ms. Leighton – That will leave us with \$1300 in checking, are we okay with that? Everyone was okay with that balance.

*Motion to pay Clancy Appraisal \$1500 and Toner Appraisal \$5000: Mr. Moore*

*Second: Ms. Clarke*

*Approved: Unanimous (4-0)*

**Discussion on Wade Street property:**

*Letter: Ms. Clarke*

**Minutes:**

*August 13, 2019, Executive Session*

*September 9, 2019 Executive Session*

*October 8, 2019 Executive Session*

*November 12, 2019 and November 12, 2019 Executive Session*

Discussion – We can not vote on Executive Sessions Minutes yet.

*Motion to approve the 11/12/19 Meeting Minutes, as written: Mr. Moore*

*Second: Ms. Clarke*

*Approved: 2-0-2 (Mr. Sinclair and Ms. Leighton)*

**Next Meeting:**

*Motion to schedule the next meeting on January 14, 2020 at 5:30 PM: Ms. Clarke*

*Second: Mr. Moore*

*Approved: Unanimous (4-0)*

**Adjournment:**

*Motion was made to adjourn this meeting at 6:45 PM: Ms. Clarke*

*Second: Mr. Moore*

*Approved: Unanimous (4-0)*

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 December 10, 2019**

**5:30 pm**

**Carver Town Hall Room #3**

1. Executive Session – (Move to go into Executive Session pursuant to G.L. c. 30A, §21(a)(6) if discussing the matter in open session with respect to land acquisition via eminent domain as approved in the Urban Renewal Plan; (**Parcel 22-3-1-R, 7.9 acres, owned by Mr. David Borofski of Plymouth**) may have a detrimental effect on the bargaining position of the Redevelopment Authority if held in open session, and to reconvene in open session for purpose of adjournment.
2. Forest Street Project
  - Update from Vice Chair on sale of property
3. Treasurer's Report/Bills Payable
  - James Toner Appraisal invoice
  - Clancy Appraisal Co.
4. Discussion on Wade St. property
5. Minutes:
  - August 13, 2019 Executive Session
  - September 9, 2019 Executive Session
  - October 8, 2019 Executive Session
  - November 12, 2019 & November 12, 2019 Executive Session
6. Next Meeting



# Treasurer's Report - October - November 2019

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Renewal Plan Account
Balance 12/31/2018			\$ 529.19	\$ 25,179.59		\$	\$ 3,015.09
1/28/2019	1242	Susan Hannon - Minutes/Sectry	(75.00)				
1/31/2019		Interest on MM		6.97			0.08
1/31/2019		Interest on CURplan					3,015.17
Balance 1/31/2019			\$ 454.19	\$ 25,186.56		\$	0.07
2/28/2019		Interest on MM		7.73			3,015.24
2/28/2019		Interest on CURplan					0.08
Balance 2/28/2019			\$ 454.19	\$ 25,194.29		\$	3,015.32
3/31/2019		Interest on MM		8.56			0.08
3/31/2019		Interest on CURplan					3,015.32
Balance 3/31/2019			\$ 454.19	\$ 25,202.85		\$	0.07
4/3/2019		Transfer to Ckng		(1,000.00)			3,015.39
4/3/2019		Deposit from Svgs - reserve for bills	1,000.00				0.08
4/12/2019	1243	Susan Hannon - Minutes/Sectry	(150.00)				3,015.47
4/22/2019	1244	Valerie Varrasso - 2018 audit	(325.00)				0.07
4/30/2019		Interest on MM		7.98			3,015.54
4/30/2019		Interest on CURplan					0.08
Balance 4/30/2019			\$ 979.19	\$ 24,210.83		\$	3,015.62
5/31/2019		Interest on MM		8.23			0.07
5/31/2019		Interest on CURplan					3,015.70
Balance 5/31/2019			\$ 979.19	\$ 24,219.06		\$	0.08
6/10/2019	1245	Susan Hannon - Minutes/Sectry	(75.00)				3,015.85
6/20/2019	1246	Susan Hannon - Minutes/Sectry	(75.00)				0.07
6/28/2019		Interest on MM		7.96			3,015.93
6/28/2019		Interest on CURplan					0.08
Balance 6/30/2019			\$ 829.19	\$ 24,227.02		\$	3,016.01
7/31/2019		Interest on MM		8.23			3,016.09
7/31/2019		Interest on CURplan					3,016.17
Balance 7/31/2019			\$ 829.19	\$ 24,235.25		\$	3,016.25
8/15/2019		Deposit from Twn of Crvr - 4K, 47K	8,700.00				3,016.33
8/15/2019		4K SRPEDD, 47K Collins Proj					3,016.41
8/15/2019	1249	Susan Hannon - Minutes/Sectry	(75.00)				3,016.49
8/21/2019	1247	Town of Carver - permitting dept	(206.60)				3,016.57
8/26/2019	1248	Morse Engrng - stone bounds	(800.00)				3,016.65
8/31/2019		Interest on MM		8.23			3,016.73
8/31/2019		Interest on CURplan					3,016.81
Balance 8/31/2019			\$ 8,447.59	\$ 24,243.48		\$	3,016.89
9/12/2019	1250	Susan Hannon - Minutes/Sectry	(75.00)				3,016.97
9/30/2019		Interest on MM		7.97			3,017.05
9/30/2019		Interest on CURplan					3,017.13
Balance 9/30/2019			\$ 8,372.59	\$ 24,251.45		\$	3,017.21
10/10/2019	123	Transfer to MM - reserve for bills	(7,000.00)	7,000.00			3,017.29
10/11/2019	1251	Susan Hannon - Minutes/Sectry	(150.00)				3,017.37
10/15/2019	1252	James Walsh - 18 Montello - rel taking	(79.31)				3,017.45
10/22/2019	1253	Clancy Apraisal - 90 Forest St	(800.00)				3,017.53
10/23/2019	1254	David Borofski - temp dmgs/taking	(880.00)				3,017.61
10/31/2019		Credit Memo - over drawn trnsf from svgs	1,000.00	(1,000.00)			3,017.69
10/31/2019		Interest on MM		9.92			3,017.77
10/31/2019		Interest on CURplan					3,017.85
Balance 10/31/2019			\$ 453.28	\$ 130,261.37		\$	3,017.93

Submitted by Treasurer Johanna Leighton



Treasurer's Report - October - November 2019

<u>Post Date</u>	<u>Check Number</u>	<u>Description</u>	<u>Checking Account</u>	<u>Savings Account</u>	<u>Principal Loan Account</u>	<u>Interest Loan Account</u>	<u>Renewal Plan Account</u>
11/29/2019		Interest on MM		\$ 9.95			0.07
11/29/2019		Interest on CURplan	\$ 463.28	\$ 30,271.32	\$ -	\$ -	\$ 3,015.92
<b>Balance 11/30/2019</b>							

<u>Interest PD YTD</u>	<u>Renewal Plan Account</u>
\$ 91.73	Interest PD YTD
	\$ 0.83

INVOICE	DATE	REFERENCE
	11/12/2019	18 Montello

DESCRIPTION	AMOUNT
Fee for an Appraisal Report  Property Address: 18 Montello Street, Carver, MA	1,500.00
<div>Subtotal</div>	\$ 1,500.00
<div>Late Fee</div>	\$
<div>TOTAL</div>	\$ 1,500.00

Tax ID# 04-3358953  
Thank You For Your Business



# James V. Toner Company

Real Property Appraisers & Consultants

## INVOICE

To: Carver Redevelopment Authority  
Carver Town Hall  
108 Main Street  
Carver, MA. 02330

Re: 18 Montello Street, Carver, MA.

Date: November 5, 2019

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### For Appraisal Services Rendered:

#### Step 1: Submission of Proposal and authorization

Collection of background data, general data, economic data, municipal data,  
property data, etc.

Meetings/correspondence with Carver Redevelopment Authority representatives,  
town employees, engineers, real estate brokers and developers

Identification of the subject property

Inspections of the subject property and neighborhood

#### Step 2: Collection and review of background data, property data, economic data, market data, development data, etc.

Preliminary analysis of data and application to the subject property

Determination of highest and best use

Preliminary application of pertinent approaches to value

#### Step 3: Documentation and verification of data to be utilized

Final analysis of data and application to subject property

Application of highest and best use to subject

Final application of pertinent approaches to value

Estimate of fair market value

Preparation and submission of Appraisal Report

### Consideration for Services Rendered:

Total appraisal fee ..... \$5,000.00