



**Meeting Minutes for September 15, 2020 at 5:30 PM, Carver Town Hall, Room 4**

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

Attendees: Savery Moore, Interim Chairman; Sharon Clarke; Johanna Leighton;

Also in attendance: Jim Walsh, Planning Director, Rick LaFond, Town Administrator

Absent: Brian Abatiello

Meeting opened by Mr. Moore at 5:10 PM

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**Introduction of Interim town Administrator, Rick LaFond:**

*Taken out of order as Mr. LaFond arrived toward the end of the meeting.*

Mr. LaFond – I have been here since May; but was here prior to that for 17 years. I am available if you need to stop in. Ms. Clarke – This Board will be communicating with you on the URP. Jim has some of our requests.

**Vote to accept Will Sinclair's resignation letter:**

*Motion to accept the resignation of Will Sinclair, from this Board: Ms. Clarke*

*Second: Ms. Leighton*

Discussion: Ms. Leighton – I wish him well. Mr. Moore – I would like to thank him for all of the work he has done on this Board.

*Approved: Unanimous (3-0)*

**Reorganization:**

Mr. Moore – I relinquish my role and

*Motion to assign Temporary Chair to Jim Walsh for reorganizing: Ms. Leighton*

*Second: Ms. Clarke*

*Approved: Unanimous*

*Motion to nominate Sharon Clarke as the RDA Chairperson: Ms. Leighton*

*Second: Mr. Moore*

Discussion: Ms. Clarke – I assumed that the Vice Chair would take that role. Mr. Moore – I am currently the Chair on another Board. Ms. Clarke accepted the nomination.

*Approved: Unanimous (3-0)*

***Mr. Walsh relinquished Chair to Sharon.***

Ms. Clarke – I will now take nominations for the remaining positions on the Board.

*Motion to nominate Savery Moore as the RDA Vice Chairperson: Ms. Leighton*

*Second: Ms. Clarke*

*Approved: Unanimous (3-0)*

*Motion to nominate Johanna Leighton as the RDA Treasurer: Mr. Moore*

*Second: Ms. Clarke*

*Approved: Unanimous (3-0)*

*Motion to nominate Brian Abatiello as the RDA Secretary: Ms. Leighton*

*Second: Mr. Moore*

*Approved: Unanimous (3-0)*

*Motion to nominate Jim Walsh as the Executive Director to the RDA: Mr. Moore*

*Second: Ms. Leighton*

*Approved: Unanimous (3-0)*

Ms. Clarke – I would like to relinquish the remainder of the agenda to the Vice Chair as he created the agenda.

**Procedures for filling vacant position:**

Mr. Moore – I believe we can appoint for one year. It would need to be posted on the Town Website, on the opening page and on the list in the Town Hall. Ms. Leighton – In the past, we met collectively (Select Board and us). We were looking for two positions at that time. The TA took care of posting; it was held open for quite a while. Mr. Moore – In this case, we are seeking at least one candidate but more would be better. Ms. Leighton – I don't think we should let this take too much time. Ms. Clarke – Do we have the Select Board meeting schedule? Mr. Moore – It is posted. Ms. Clarke – Should we aim for a November meeting? Mr. Walsh – We could advertise for 3 weeks and then close it. The Select Board would get the applications. Ms. Clarke – We meet the second Tuesday. Mr. Moore – Our joint meeting should be in addition to the regular meeting. Ms. Clarke – Can we check on doing a Joint Meeting on the November 10? Mr. Walsh – When we get applicants, we can check availability. The Special Town Meeting has now changed to October 15, 2020. This will be a streamlined Town Meeting. Mr. Moore – I think we should have a meeting in October as regularly scheduled. If we have applicants, we may want to have the Joint Meeting before our November meeting (11/10) so they can be appointed before the November meeting. Ms. Clarke – Can you verify Select Board meetings for after 10/18/2020?

**Update on ongoing projects, Jim Walsh:**

- Urban Renewal Plan – Mr. Walsh – Nothing new from Mr. McLaughlin or Mr. Delhomme. Mr. Moore – We need to extend an invitation for them to come in to our next meeting. We need a full and complete update.
- 90 Forest Street – Mr. Walsh – It was posted on the State website; we have not received any responses. There is activity on adjacent properties. This may help create further interest on this property. Ms. Leighton – What about the variance? Ms. Clarke – I believe that has expired. It reverts back to possible unbuildable due to currently by-laws. The ZBA could extend it. Mr. Moore – We should move forward with getting an extension.
- Bills Payable – Mr. Walsh – I believe we have an outstanding appraisal bill to be paid. I believe it was the estate lot. Ms. Clarke – We need a solid update before expending funds. Is this a first appraisal? Mr. Walsh – I agree. Ms. Leighton – I agree. The TA needs to be there as well.

**ITA to update Redevelopment Authority on his involvement/knowledge of URP and any questions:**

Mr. LaFond is unable to be here tonight. Mr. Walsh – I spoke with Mr. LaFond today, he has not received any type of briefing. Mr. LaFond said that he would be happy to come to the next meeting when Mr. McLaughlin is here. Ms. Leighton – We had KPLaw involved in a situation involving a piece a property that we need an update on as well. Ms. Clarke – A portion of that discussion was in Executive Session so we will stop this conversation for this meeting. Can you ask Mr. LaFond to search the previous TA emails for any and all relevant emails? Mr. Moore – Not exclusively, but especially anything after February 11, 2020. Mr. Moore – It may benefit us to see Will Sinclair's emails as well. Anything relevant should be included in our next meeting packet.

**Confirmation of Terms of Office Remaining for each member:**

- Johanna Leighton - Expires 2021 Ms. Leighton – I do intend to continue to serve on this committee.
- Savery Moore - Expires 2021 (DHCD Appointment) – Mr. Moore – I don't know what the procedure is as I am not an elected position. I would like to remain as the DHCD appointee. Mr. Walsh – I will send an email to find out the details.
- Brian Abatiello - Expires 2022 – We will add to the next agenda, as Brian is not here tonight.
- Sharon Clarke - Expires 2023

**Financial Reports, Johanna Leighton:**

- Project Tracking Report was distributed to the Board Members. The second page is active and all pertains to the URP.
  - Ms. Leighton is concerned over not being able to list the property on the MLS. She would like to inquire further. Mr. Moore clarified that the decision made was not Mr. Milanoski's decision, it was from KPLaw. Ms. Clarke – I believe that Mr. Milanoski indicated that money cannot be made on the sale of Town owned land by anyone, including a real estate commission. Ms. Leighton – We have an MOU for 10% so how would that work. Ms. Clarke – I will check on it. Mr. Moore – We should table this until Jim can get the paperwork. Ms. Clarke will get that to Jim tomorrow.

- Treasurer's Report

The balances, in the following accounts, are as of August 2020

- Checking - \$ 190.59
- Urban Renewal Plan Account - \$ 7557.37
- Savings Account - \$ 30317.62

Savings interest YTD is \$ 37.22

Urban Renewal interest YTD \$0.67

*Motion to transfer money into the Checking account from Savings Account in the amount of \$1000.00:*

*Mr. Moore*

*Second: Ms. Clarke*

*Approved: Unanimous (3-0)*

- Audit Report from Valerie Varrasso:
  - The land under receivables shows \$210K, that remains under receivables regardless of whether we changed it. Note 1 on her report clarifies this.

*Motion to approve the Comparative Balance sheet prepared by Valerie Varrasso: Mr. Moore*

*Second: Ms. Clarke*

*Approved: Unanimous (3-0)*

*Motion to pay the invoice from Valerie Varrasso for the preparation of the 2019-2018 Comparative Financial Statements, in the amount of \$325.00: Mr. Moore*

*Second: Ms. Clarke*

Discussion:

*Approved: Unanimous (3-0)*

Rockland Trust - Ms. Leighton reviewed the letter received from Rockland Trust regarding the Line of Credit and the credit expiration report. Ms. Leighton will be following up with them.

Wade Street Management reimbursement – Ms. Leighton - We had an MOU for Wade Street. There was a management fee. We ran into different expenses which according to the MOU, we are entitled to collect. From 2010 -2013, bills included \$413 for Kathleen O'Donnell, attorney, \$1351.56 for expenses regarding AD Makepeace. \$525 and \$615 for legal services from Kathleen O'Donnell. I would like to request reimbursement on these items. Mr. Moore – This is money paid out by the RDA that was supposed to be reimbursed. The total is \$2904.56. Ms. Clarke – I will get that information to Mr. LaFond.

*Motion to accept the Treasurers Report for August 2020: Mr. Moore*

*Second: Ms. Clarke*

Discussion –

*Approved: Unanimous (3-0)*

**Minutes: February 11, 2020 Regular Session and Executive Session, February 25, 2020 Regular Session and Executive Session.**

*Motion to approve minutes for 2/11/2020 and 2/25/2020 RDA Meeting, as written: Mr. Moore:*

*Second: Ms. Leighton*

*Discussion:*

*Approved: Unanimous (3-0)*

*Motion to approve, but not release, the 2/11/2020 and 2/25/2020 RDA Executive Session Minutes as*

*written: Ms. Leighton*

*Second: Mr. Moore*

*Discussion:*

*Approved: Unanimous (3-0)*

**Members Comments:**

Nothing tonight

**Next Meeting:**

*Motion to schedule our next meeting October 13, 2020 at 5:00 PM: Mr. Moore*

*Second: Ms. Leighton*

*Approved: Unanimous (3-0)*

**Adjournment:**

*Motion was made to adjourn this meeting at 6:36 PM: Mr. Moore*

*Second: Ms. Leighton*

*Approved: Unanimous (3-0)*

Exhibits□

A: Agenda

B: Treasurers Report

C: Wade Street Reimbursement

D: Valerie Varrasso Invoice and Report

E: Project List



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 September 15, 2020**  
**5:00 pm**  
**Carver Town Hall Room #4**

The public is invited to attend; social distancing practices and masks are required.  
The proceedings will be videotaped and rebroadcast by Area 58 TV.

1. Introduction of Interim Town Administrator Rick LaFond
2. Vote to accept Will Sinclair's resignation letter
3. Reorganization
4. Discuss procedures for filling vacant position
5. Update on ongoing projects- Jim Walsh:
  - Urban Renewal Plan
  - 90 Forest Street
  - Bills Payable
  - Anything new
6. ITA to update Redevelopment Authority on his involvement/knowledge of URP and any questions.
7. Confirm Terms of Office Remaining for each member:
  - Johanna Leighton-expires 2021
  - Savery Moore-expires 2021(DHCD appointment)
  - Brian Abatiello-expires 2022
  - Sharon Clarke-expires 2023



8. Financial Reports-Johanna Leighton

- Project Tracking Report
- Treasurer's Report
- 2019 Audit Report Information
- Wade Street Management Reimbursement

9. Minutes:

- February 11, 2020 & February 11, 2020 Executive Session
- February 25, 2020 & February 25, 2020 Executive Session

10. Member's Comments

11. Next Meeting



*Treasurer's Report - January thru December 2019*

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Renewal Plan Account
Balance 12/31/2018							
1/28/2019	1242	Susan Hannon - Minutes/Sectry	\$ 529.19	\$ 25,179.59			\$ 3,015.09
1/31/2019		Interest on MM	(75.00)	6.97			
1/31/2019		Interest on CURplan					0.08
2/28/2019		Interest on MM	\$ 454.19	\$ 25,186.56	\$ -	\$ -	\$ 3,015.17
2/28/2019		Interest on CURplan		7.73			0.07
Balance 2/28/2019							
3/31/2019		Interest on MM	\$ 454.19	\$ 25,194.29	\$ -	\$ -	\$ 3,015.24
3/31/2019		Interest on CURplan		8.56			0.08
Balance 3/31/2019							
4/3/2019		Transfer to Crrg	\$ 454.19	\$ 25,202.85	\$ -	\$ -	\$ 3,015.32
4/3/2019		Deposit from Svgs - reserve for bills	1,000.00	(1,000.00)			
4/12/2019	1243	Susan Hannon - Minutes/Sectry	(150.00)				
4/22/2019	1244	Valerie Varrasso - 2018 audit	(325.00)				
4/30/2019		Interest on MM		7.98			
4/30/2019		Interest on CURplan					0.07
Balance 4/30/2019							
5/31/2019		Interest on MM	\$ 979.19	\$ 24,210.83	\$ -	\$ -	\$ 3,015.39
5/31/2019		Interest on CURplan		8.23			0.08
Balance 5/31/2019							
6/10/2019	1245	Susan Hannon - Minutes/Sectry	\$ 979.19	\$ 24,219.06	\$ -	\$ -	\$ 3,015.47
6/20/2019	1246	Susan Hannon - Minutes/Sectry	(75.00)				
6/28/2019		Interest on MM		7.96			
6/28/2019		Interest on CURplan					0.07
Balance 6/30/2019							
7/31/2019		Interest on MM	\$ -829.19	\$ 24,227.02	\$ -	\$ -	\$ 3,015.54
7/31/2019		Interest on CURplan		8.23			0.08
Balance 7/31/2019							
8/15/2019		Deposit from Twn of Cvr - 4K, 4,7K	\$ 829.19	\$ 24,235.25	\$ -	\$ -	\$ 3,015.62
8/15/2019		4K SRPEDD, 4,7K Collins Proj	8,700.00				
8/15/2019	1249	Susan Hannon - Minutes/Sectry	(75.00)				
8/21/2019	1247	Town of Carver - permitting dept	(206.60)				
8/26/2019	1248	Morse Engng - stone bounds	(800.00)				
8/31/2019		Interest on MM		8.23			
8/31/2019		Interest on CURplan					0.08
Balance 8/31/2019							
9/12/2019	1250	Susan Hannon - Minutes/Sectry	\$ 8,447.59	\$ 24,243.48	\$ -	\$ -	\$ 3,015.70
9/30/2019		Interest on MM	(75.00)				
9/30/2019		Interest on CURplan		7.97			0.07
Balance 9/30/2019							
10/10/2019	123	Transfer to MM - reserve for bills	\$ 8,372.59	\$ 24,251.45	\$ -	\$ -	\$ 3,015.77
10/11/2019	1251	Susan Hannon - Minutes/Sectry	(7,000.00)				
10/15/2019	1252	URP - Jim Walsh - 18 Montello - rel taking	(150.00)	7,000.00			
10/22/2019	1253	Clancy Apraisal - 90 Forest St	(79.31)				
10/23/2019	1254	URP - David Borofski - temp dmgs/taking	(800.00)				
10/31/2019		Credit Memo - over drawn trnsf from svgs	(880.00)				
10/31/2019		Interest on MM	1,000.00	(1,000.00)			
10/31/2019		Interest on CURplan		9.92			0.08
Balance 10/31/2019							
			\$ 463.28	\$ 24,261.37	\$ -	\$ -	\$ 3,015.85



*Treasurer's Report - January thru December 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 CUFplan		\$ 30,271.32	\$ -	\$ -	3,015.92
Balance 11/30/2019			\$ 463.28				7,000.00
12/13/2019		Dep ck from rt 44 devlpmt, llc to URP Svgs					(880.00)
12/13/2019		Transfer from URP Svgs - Borofski bill	880.00				
12/20/2019		Transfer from URP Svgs	6,579.31				
12/23/2019	1255	Susan Hannon - Minutes/Secdy	(150.00)				(6,579.31)
12/30/2019		Interest on MM		\$ 9.08			
12/30/2019		Interest on CUFplan					0.09
Balance 12/31/2019			\$ 7,772.59	\$ 30,280.40	\$ -	\$ -	2,556.70
			<u>Interest PD YTD</u>		<u>Renewal Plan Account</u>		
			\$ 100.81		<u>Interest PD YTD</u>		
					\$ 0.92		



*Treasurer's Report - January to August 2020*

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Renewal Plan Account
Balance 1/31/2019							
1/3/2020	1257	URP - James V. Toner Co. Appraisal 18 Montello St.	\$ 7,172.59	\$ 30,280.40	\$ -	\$ -	\$ 2,556.70
			(5,000.00)				
1/6/2020	1256	URP - Clancy Appraisal Co., Inc. 18 Montello St.	(1,500.00)				
1/15/2020	1258	Susan Hannon - Minutes/Sectry Interest on MM	(75.00)	8.98			0.06
1/31/2020		Interest on CURplan					
Balance 1/31/2020							
2/18/2020	1260	Susan Hannon - Minutes/Sectry	\$ 1,197.59	\$ 30,289.38	\$ -	\$ -	\$ 2,556.76
2/20/2020	1261	Recording fee 90 Forest St - Variance	(75.00)				
2/24/2020	1259	Clancy Appraisal Co., Inc. - 90 Forest St.	(107.00)				
2/28/2020		Interest on MM	(750.00)	8.40			
2/28/2020		Interest on CURplan					
Balance 2/28/2020							
3/3/2020		URP - pay new appraisals coming up	\$ 265.59	\$ 30,297.78	\$ -	\$ -	\$ 0.06
3/31/2020		Interest on MM		6.50			\$ 2,556.82
3/31/2020		Interest on CURplan					\$ 5,000.00
Balance 3/31/2020							
4/30/2020		Interest on MM	\$ 265.59	\$ 30,304.28	\$ -	\$ -	\$ 0.18
4/30/2020		Interest on CURplan		3.15			\$ 7,657.00
Balance 4/30/2020							
5/7/8/2020	1262	Susan Hannon - Minutes/Sectry	\$ 255.59	\$ 30,307.43	\$ -	\$ -	\$ 0.13
5/29/2020		Interest on MM	(75.00)	2.57			\$ 7,657.13
5/29/2020		Interest on CURplan					
Balance 5/31/2020							
6/30/2020		Interest on MM	\$ 190.59	\$ 30,310.00	\$ -	\$ -	\$ 0.06
6/30/2020		Interest on CURplan		2.48			\$ 7,657.19
Balance 6/30/2020							
7/31/2020		Interest on MM	\$ 190.59	\$ 30,312.48	\$ -	\$ -	\$ 0.06
7/31/2020		Interest on CURplan		2.57			\$ 7,657.25
Balance 7/31/2020							
8/31/2020		Interest on MM	\$ 190.59	\$ 30,315.05	\$ -	\$ -	\$ 0.06
8/31/2020		Interest on CURplan		2.57			\$ 7,657.31
Balance 8/31/2020							
			\$ 190.59	\$ 30,317.62	\$ -	\$ -	\$ 0.06
							\$ 7,657.37

Interest PD YTD  
\$ 37.22

Renewal Plan Account  
Interest PD YTD  
\$ 0.67

# Carver Redevelopment Authority

INVOICE 9/15/2020

108 Main Street

Carver MA

02330

**Town of Carver Select Board**

108 Main Street

Carver MA 02330

**BALANCE DUE**

Upon Receipt

**\$2,904.56**

Wade Street

Item Description	Quantity	Price Per	Total
Kathleen O'Donnell: Wade St. Check # 1070 Dated 5/5/2010 Invoice # 16	1		\$413.00
A.D. Makepeace Co: Reimburse Expenses- Wade St. Check # 1150 Dated 3/12/2012	1		\$1,351.56
Kathleen O'Donnell: Legal Services Wade St. Check # 1151 Dated 3/15/2012 Invoice # 166	1		525.00
Kathleen O'Donnell: Legal Services Wade St. Check # 1167 Dated 12/9/2013 Invoice # 330 & 331	1		615.00
		Total	\$2,904.56

*Valerie Varrasso*

8 Lillian Way

Carver, MA 02330

508-728-8422

vjdonovan@comcast.net

# Invoice

Date	Invoice #
9/5/2020	98

Bill To

Carver Redevelopment

Johanna Leighton

108 Main Street

Carver, MA 02330

Quantity	Description	Rate	Amount
1	Preparation of 2019 -2018 Comparative Financial Statements	325.00	325.00
THANK YOU FOR YOUR BUSINESS			
Total			\$325.00

To Whom It May Concern:

I have compiled the accompanying financial statements of Carver Redevelopment Authority as of December 31, 2019 and 2018. Management is responsible for the preparation and fair presentation of the financial statements. My responsibility is to assist management in presenting the information in the form of financial statements.

A handwritten signature in black ink, appearing to read "Valerie J. Varrasso". The signature is fluid and cursive, with the first name "Valerie" being more prominent and the last name "Varrasso" following in a similar style.

Valerie J. Varrasso

CARVER REDEVELOPMENT AUTHORITY  
Comparative Balance Sheet  
For Years Ending December 31,

	<u>2019</u>	<u>2018</u>
<u>ASSETS</u>		
Cash		
Checking	7,773	529
Money Market	30,280	25,180
Carver Urban Renewal	2,557	3,015
Total Cash	<u>40,610</u>	<u>28,724</u>
Receivables		
2013 Municipal Site Review Receivable	-	4,700
Carver Master Plan Receivable	-	4,000
Total Receivables (Note 1)	<u>-</u>	<u>8,700</u>
Land North Carver (Note 1)	210,000	210,000
TOTAL ASSETS	<u>\$ 250,610</u>	<u>\$ 247,424</u>
<u>LIABILITIES</u>		
Due to Rte 44 Development, LLC	9,041	3,000
Conditional Contribution	210,000	210,000
TOTAL LIABILITIES (Note 2)	<u>219,041</u>	<u>213,000</u>
<u>NET WORTH</u>	<u>31,569</u>	<u>34,424</u>
TOTAL LIABILITIES AND NET WORTH	<u>\$ 250,610</u>	<u>\$ 247,424</u>

See accompanying Notes to Financial Statements



CARVER REDEVELOPMENT AUTHORITY  
Comparative Income Sheet  
For Years Ending December 31,

	<u>2019</u>	<u>2018</u>
<b><u>REVENUE</u></b>		
Carver Urban Development Income	959	600
<b>TOTAL REVENUE</b>	<u>\$ 959</u>	<u>\$ 600</u>
<b><u>OPERATING EXPENSES</u></b>		
Accounting Services	325	325
Secretarial	825	825
94 Forest Street	1,807	-
Route 44 N. Carver Urban Development	959	600
<b>TOTAL OPERATING EXPENSES</b>	<u>3,916</u>	<u>1,750</u>
<b>TOTAL OPERATING PROFIT</b>	<u>(2,957)</u>	<u>(1,150)</u>
<b><u>OTHER INCOME (EXPENSES)</u></b>		
Interest Income/Misc Income	102	71
<b>TOTAL OTHER INCOME (EXPENSES)</b>	<u>102</u>	<u>71</u>
<b>NET INCOME(LOSS)</b>	<u><u>\$ (2,855)</u></u>	<u><u>\$ (1,079)</u></u>

See accompanying Notes to Financial Statements

Carver Redevelopment Authority  
Cash Flow  
December 31,

	<u>2019</u>	<u>2018</u>
Net Income (loss)	(2,855)	(1,079)
(Increase) decrease in Receivables	8,700	-
(decrease)increase in Liabilities	6,041	(600)
Total Change in Cash	<u>11,886</u>	<u>(1,679)</u>
Beginning Cash	28,724	30,403
Change in Cash	<u>11,886</u>	<u>(1,679)</u>
Ending Cash	<u>40,610</u>	<u>28,724</u>
Cash per BS	<u>\$ 40,610</u>	<u>\$ 28,724</u>

See accompanying Notes to Financial Statements

CARVER REDEVELOPMENT AUTHORITY  
Notes to Financial Statements  
Comparative Years Ended December 31, 2019 and 2018

**GENERAL INFORMATION**

The Carver Redevelopment Authority (CRA) was established by Carver Town Meeting in 2006 to provide the Town with another useful tool in increasing the Town's commercial/industrial tax base, to encourage balanced growth and work toward a better community as a whole.

The CRA opened its own checking account on April 16, 2009 with \$500.00 in funds from the Town of Carver through the June 16, 2006 appropriation.

**Note 1: Assets**

During 2015 CRA inherited a parcel of land in North Carver at fair market value of \$210,000. The property went through a valuation through engineering and surveys at a cost of \$2,100. As of December 31, 2019 and 2018 the land was taken off the market due to low activity. In January of 2018 for six months land was on market for \$200,000 but no offer was received. During 2019 a new appraisal was completed and it was voted to advertise via State register for \$180,000. At year end December 31, 2019 and 2018, the property incurred expenses of \$1,807 and \$0, respectively. The land is held at the original fair market value of \$210,000 and as a Conditional Contribution until the land is sold. After the sale, the proceeds will be turned over to the Town of Carver and the asset will be adjusted on the books.

During 2015 CRA was awarded reimbursement commitment of \$9,700 for work completed on the 2013 Municipal Site Review: Fire, Police, School. In September of 2015 \$5,000 of this reimbursement was received. In August of 2019 \$8,700 was received from Town of Carver for outstanding receivables. At year end December 31, 2019 and 2018 outstanding funds due were \$0 and \$8,700 respectively.

	<u>2019</u>	<u>2018</u>
2013 Municipal Site Review Receivable	-	4,700
Master Plan Carver Business (Note 2)	-	4,000
<b>TOTAL RECEIVABLE</b>	<u>\$ -</u>	<u>\$ 8,700</u>

**Note 2: Liabilities**

The CRA maintains a \$30,000.00 line of credit from Rockland Trust to meet cash flow needs. For the years ended December 31, 2019 and 2018 the outstanding balance was \$0 and \$0, respectively.

September 2015, The CRA received \$40,000 in reserve funds for the Route 44 N Carver Urban Redevelopment. May 2015, the CRA received an additional \$10,000 in reserve funds for the Route 44 N Carver Urban Redevelopment. December 2019, the CRA received \$7,000 in reserve funds for the Route 44 N Carver Urban Redevelopment. The funds are held in a separate bank account and beginning balance at January 1, 2019 was \$3,000 because year end 2017 expenditures incurred to that point were \$46,400 as previously reported. For the years ended December 31, 2019 and 2018 expenses incurred were \$959 and \$600. For the years ended December 31, 2019 and 2018 the outstanding balance in the account was \$9,041 and \$3,000, respectively. Additionally, \$6,500 was transferred to checking in December 2019 for 2020 bills. Upon completion of the plan, the remaining funds will be returned to Route 44 Development, LLC.

August 2015, The CRA received \$3,000 in reserve funds for the Carver Master Plan update. This is part of the Southeastern Regional Planning and Economic Development District (SRPEDD) to manage community growth. For the years ended December 31, 2019 and 2018 incurred expenses of \$0 and \$0, respectively. For the years ended December 31, 2019 and 2018 the outstanding fund balance was \$0 and (\$4,000), respectively. The balance of \$4,000 was received from Town of Carver in August 2019. Project was closed at December 31, 2019.

	<u>2019</u>	<u>2018</u>
Due to Rte 44 Development, LLC	9,041	3,000
Master Plan Carver Business (Note 1)	-	-
<b>TOTAL LIABILITIES</b>	<u>\$ 9,041</u>	<u>\$ 3,000</u>

Carver Redevelopment Authority  
PROJECT TRACKING

Project Status CLOSED as of 2016

RDA 3/21/2018 voted to recind loan agreement in amt of \$12K for Walkabout Construction

2015 - 2016 169 Plymouth Street Town Water Hookup/Connection

COMMITMENT

12,000.00

Name	Address	Date		Maturity Date	Loan		Legal Fee/ Admin Fee	Total Loan Amount	TOTAL INVESTMENT
		Promissory Signed			Amount				
Walkabout Construction	169 Plymouth St			24months	\$10,000.00		\$2,000.00	\$12,000.00	
Condo #1	169-1 Plymouth St				\$2,000.00				
Condo #2	169-2 Plymouth St				\$2,000.00				
Condo #3	169-3 Plymouth St				\$2,000.00				
Condo #4	169-4 Plymouth St				\$2,000.00				
Condo #5	169-5 Plymouth St				\$2,000.00				
Balance Due				24months	\$2,000.00				

Total due to RDA

\$0.00

Walkabout Construction Balance Available

0.00

Carver Redevelopment Authority  
PROJECT TRACKING

**Project Status ACTIVE as of 2020**  
2015 - 2020 Route 44 N. Carver Urban Development

Address	Name		Project
North of RT 44 & West of RT 58	George McLaughlin & Bob DelHome	9/29/2015	rt 44 development, llc
Contract for services \$33K	Maureen Hayes	2/2/2016	rt 44 n carver urban renewal plan
	Maureen Hayes	4/7/2016	
	Maureen Hayes	5/24/2016	
	Rte 44		
	Development LLC	5/24/2016	rt 44 economic site plan
Contract for services			
Marion MA	FXM Associates	8/26/2016	FXM economic study
	Maureen Hayes	12/30/2016	
	Relocation Stratg	2/1/2017	
	Maureen Hayes	2/7/2017	
	Maureen Hayes	7/26/2017	
	Comprhnsive Environ	7/24/2018	
	18 Montello	10/15/2019	
reimb Jim Walsh file taking	Borofoski property	10/23/2019	
temp dmgs/file taking	Rte 44		
	Development LLC	12/13/2019	rt 44 forthcoming appraisals
	Trsf out for 2020 bills	12/20/2019	
Rt 44 N. Carver Urban Development Payout as of 12/2019		\$2,540.69	
add in interest as of 2/2015		\$3.08	
as of 2/2016		\$9.51	
as of 2/2017		\$1.50	
as of 12/2018		\$1.00	
as of 12/2019		\$0.92	
Balance as of 12/2019		\$2,556.70	

Carver Redevelopment Authority  
PROJECT TRACKING

**Project Status ACTIVE as of 2020**

2015 - 2020 90 Forest St - (0 North Main Street Map 49 Parcel 61)

Address	Name	Project
90 Forest Street	Morse Engineering	engineering & survey plan
	Kathleen O'Donnell	legal fees
	Brenda Titus	on market \$210K
		off market fall 2017
		offer late 2017 \$170K
		on market \$200K Jan 2018
		for 6mos (7/10/2018) - todate no offer

Permitting Dept	Registry	8/21/2019	\$206.60	Record new survey
	Morse Engineering	8/26/2019	\$800.00	Stone bounds
	Clancy Appraisal	10/22/2019	\$800.00	
	<b>TOTAL</b>		<b>\$3,906.60</b>	

After appraisal, voted to advertise via State register for \$180K

Carver Redevelopment Authority  
PROJECT TRACKING

**Project Status CLOSED as of 2019**  
2015 - 2019 (2013 - Municipal Site Review: Fire, Police, School)

	Paid	Date		Reimbursement	\$9,700.00
Town Reimburse -					
Collins Center Project	(\$5,000.00)	9/23/2015	FY2016		
balance to come from town	(\$4,700.00)	8/15/2019	FY2019		
				Total due to RDA	0.00

letter sent 4/2017 to TA for \$\$  
TA -amt request on 4-2019  
twn mtg

**Project Status CLOSED as of 2019**  
2015 - 2019 Carver Master Plan (SRPEDD end date December 2016)

	Paid	Date		COMMITMENT	\$11,000.00
Carver Business (BDC)	\$3,000.00	8/18/2015			
RDA pd SRPEDD	\$3,675.56	9/20/2016			
RDA pd SRPEDD	\$948.88	12/9/2016			
balance to come from town	\$4,000.00	8/15/2019	FY2019		
RDA pd SRPEDD	\$764.58	4/19/2017			
	\$12,389.02				

letter sent 4/2017 to TA for \$\$  
TA -amt request on 4-2019  
twn mtg

Carver Redevelopment Authority  
PROJECT TRACKING

Project Status ONGOING until 2024

2014 - Waterview Village Gas Conversion Loans

COMMITMENT

4,000.00

Balboni Companies owners of the park (64 units) ...130-2 Camelot Dr. Ply, 508-746-6243, mgr Kathy Maguire

\* Balboni Companies has right of 1st refusal

\* Balboni Companies updates 5yr lease annually w/owner

\* RDA lien held by Owner & RDA Attorney ...UCC filing => liens

\* Mtg w/mgr on 3/27/19 to update ... mgr has put note in each owners file who has o/s liens/amts

\* Homeowners hold "Certificate of Origin" not a title

Name	Address	Date		Contractor	Fee	Legal Fee	Total Loan Amount	Total Repayment
		Promissory Signed	Maturity Date					
Coulstring, Nannette	4 Jill Marie Drive	1/13/2014	1/13/2024	\$520.00	\$270.00		\$790.00	
Mouthrop, Jacqueline	43 Jill Marie Drive	1/24/2014	1/24/2024	\$800.00	\$270.00		\$1,070.00	
Mouthrop, Jacqueline repayment 5/24/2016 sold the home	43 Jill Marie Drive		5/24/2016					\$1,091.40
Pratt, James & Carol	11 Jill Marie Drive	1/13/2014	1/13/2024	\$800.00	\$270.00		\$1,070.00	
Pratt, James(died) & Carol sold thru realtors in 6/2018 ...info given to our lawyer	11 Jill Marie Drive							
Richmond, Frank & Linda	21 Jill Marie Drive	1/6/2014	1/6/2024	\$720.00	\$270.00		\$990.00	

Waterview Village Balance due to RDA

\$2,828.60

Actual Project Cost

\$3,920.00



Carver Redevelopment Authority  
PROJECT TRACKING

2013 - Municipal Site Review: Fire, Police, School

Paid		Date	COMMITMENT
Collins Center Project	\$4,000.00	9/9/2013	\$9,700.00
	\$5,700.00	7/8/2014	
Collins Center Balance to be Paid			\$0.00

2013 - "The Ben" Bargain Paint Program with Aubuchon's of Carver

Name	Address	Vouchers Received	Number of Vouchers	Value	Completed	COMMITMENT
MacDonald, Katherine	29 Cross Street	8/8/2013	7	\$140.00		
Signs By Design		2/4/2013		\$100.00		
TOTAL SPENT				\$240.00		
Ben Paint Program Balance Available						4,760.00

2012 - Town Water Connection

Address	Name		Project
96 North Main Street	WR Logan	8/21/2012	\$4,518.00 water connection contractor
	Kathleen O'Donnell	9/20/2012	\$1,065.00 legal fees
	WR Logan	9/20/2012	\$4,518.00 water connection contractor
	WR Logan	12/3/2012	\$4,520.00 water connection contractor
TOTAL			\$14,621.00

2012 - Housing Rehab

61 West Street	AMC Construction	10/18/2012	\$915.00	Pd LHP due to CDBG program shortage
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