



TOWN OF CARVER

Redevelopment Authority

108 Main Street
Carver, MA 02330

*approved
2/9/21*

Meeting Minutes of January 12, 2021

@ 5:30 PM
Via Zoom

Present: Sharon Clarke; Chairperson, Savery Moore; Vice-Chairperson, and Johanna Leighton; Treasurer, Members; Paul Kostas and Patrick Meagher

Also present: Jim Walsh; Director of the Planning Board and Kelly DiCarli; Recording Secretary,

Meeting Opened: 5:37 P.M.

- A. Meeting will be recorded by Area 58
- B. Introduction of new members
 - a. Paul Kostas
 - b. Patrick Meagher
- C. Update on ongoing projects: Jim Walsh: Director of the Planning Board
 - a. Urban Renewal Plan
 - i. Chairperson Clarke stated she had a conversation with George McLaughlin and Robert Delhome about returning in front of the Board with updates possibly in April 2021. This would also allow new members of the Board to fully review the Urban Renewal Plan
 - ii. Member Meagher inquired how this parcel began?
 - 1. Member Leighton summarized the process noting the prior Town Administrator knew George McLaughlin and discussions occurred about the vacant land for project development.
 - 2. George McLaughlin formalized an urban renewal plan to which the Board agreed. However, as the project plans continued to move forward there were issues with public domain and surrounding towns. The Town of Carver will not go into eminent domain
 - 3. Vice-Chairperson Moore, additionally summarized the history of the property and noted the land used to be a dump and state had to clean the property lot, as there was water contamination.
 - iii. Route 44 Development
 - 1. Jim Walsh noted the town received a check for \$100,000.00 from the Route 44 Development for the re-design between intersection Route 44 and/Montello Street.
 - iv. Jim Walsh has a meeting for a quarterly report regarding the contract for design work, however Covid caused delay in this meeting.

- b. 90 Forest Street
 - i. Jim Walsh stated the Town has been advertising this lot for a while.
 - ii. The plan is to re-start advertising the property due to increased building activity around the land.
 - iii. Member Leighton will be calling Signs by Designs for sign advertisement quotes.
 - iv. Member Meagher asked about bidding on the property and following state guidelines
 - 1. Chairperson Clarke remarked the Redevelopment Authority can only advertise through Central Register.
 - v. Member Kostas asked about constraints or difficulty toward selling the property
 - 1. Chairperson Clarke will send Member Kostas additional information regarding this concern.
 - vi. Vice-Chairperson Moore made a motion to have the Town Planner publish the sale notice on the town website. Seconded by Member Leighton. Voted and passed unanimously, 3-0.
- D. Treasurers Report
 - a. Member Leighton summarized the Redevelopment Authority Financial status
 - i. Checking account includes \$640.59
 - ii. Money market account includes \$2,9321.71 (opened this account- in 2006 when the Board acquired land from town).
 - 1. Interest on the Money Market increased \$0.97
 - iii. Revolving line includes \$30,000.00
 - iv. Urban renewal plan \$7,557.61
 - b. Chairperson Clarke inquired if there is an end of year Treasure report available?
 - i. Member Leighton remarked an end of year report hasn't been done
 - ii. Vice-Chairperson Moore corroborated with Member Leighton noting the Redevelopment Authority isn't decrementing from Town Tax Payers money and not part of budget.
 - iii. Vice-Chairperson Moore made a Motion to accept the Treasure Report. Seconded by Member Kostas. Voted and passed unanimously, 5-0.
- E. Minutes: Reviewed Minutes of November 10, 2020.
 - a. Member Leighton voiced three (3) corrections withing the Redevelopment Authority Meeting Minutes of November 10, 2020
 - i. Two (2) spelling corrections on page 3 of the word "infostructure" to the corrected spelling "infrastructure"
 - ii. New Member Kostas spelling of last name corrected on page 3 section B.
 - b. Member Leighton made a Motion to accept the Minutes of November 10, 2020 with the corrections as noted. Seconded by Vice-Chairperson Moore. Voted and passed unanimously, 3-0
- F. Member Comments:
 - a. Member Leighton noted she needs to pull papers from the Town Clerks Office for re-election for her position as the Redevelopment Authority Treasurer. Chairperson Clarke not sure the process for re-election given the pandemic. Chairperson Clarke will contact the Board of Selectmen regarding election dates and process.
 - b. Vice-Chairperson Moore also added he would need to pull papers for re-election for the Redevelopment Authority Vice-Chairperson. Vice-Chairperson Moore noted he received two (2) letters regarding his expiration of term from the Redevelopment Authority. The letters provider two (2) different dates when his appointment from the Redevelopment Authority expires (April 1, 2021 ad June 30 2021). Vice-Chairperson

Moore, after Chairperson Clarke suggestion will discuss this issue with the Town Administrator, Rick LaFond.

G. Correspondence:

- a. None

H. Next Redevelopment Authority Meeting:

- a. Tuesday, February 9, 2021, at 5:30 P.M.
- b. Vice-Chairperson Moore made a Motion to for next meeting on Tuesday, February 9, 2021. Seconded by Member Leighton. Voted and passed unanimously, 5-0

I. Adjournment:

- a. Member Leighton made a Motion to Adjourn. Seconded by Vice-Chairperson Moore. Voted and passed unanimously, 5-0

Meeting adjourned at 6:33 P.M

Respectfully submitted,

Kelly DiCarli

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

REVISED AGENDA WITH ZOOM INFO

CARVER REDEVELOPMENT AUTHORITY
Tuesday January 12, 2021
5:30 pm

This meeting will be conducted via ZOOM, please refer to the link below
The public is invited to attend

Join Zoom Meeting

<https://us02web.zoom.us/j/87450184896?pwd=Z2NXdmxZNUU0ZkpLanY3aHZQTGdQQT09>

Meeting ID: 874 5018 4896
Passcode: 396216

The proceedings will be videotaped and rebroadcast by Area 58 TV.

1. Introduction of new members-Paul Kostas and Patrick Meagher
2. Update on ongoing projects- Jim Walsh:
 - Urban Renewal Plan
 - 90 Forest Street
 - Bills Payable.
 - Anything new
3. Treasurer's Report
4. Minutes:
 - November 10, 2020
5. Member's Comments

6. Next Meeting



Treasurer's Report - January to December 2020

| Post Date | Check Number | Description | Checking Account | Money Market Savings Account | Revolving Line Account | Urban Renewal Plan Account |
|--------------------|--------------|---|------------------|------------------------------|------------------------|----------------------------|
| Balance 12/31/2019 | | | \$ 7,772.59 | \$ 30,280.40 | \$ 30K | \$ 2,556.70 |
| 1/3/2020 | 1257 | URP - James V. Toner Co. Appraisal 18 Montello St. | (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/Secdy | (75.00) | 8.98 | | 0.06 |
| 1/31/2020 | | Interest on CURplan | | | | |
| Balance 1/31/2020 | | | \$ 1,197.59 | \$ 30,289.38 | | \$ 2,556.76 |
| 2/18/2020 | 1260 | Susan Hannon - Minutes/Secdy | (75.00) | | | |
| 2/20/2020 | 1261 | Recording fee 90 Forest St. - Variance | (107.00) | | | |
| 2/24/2020 | 1259 | Clancy Appraisal Co., Inc. - 90 Forest St. | (750.00) | | | |
| 2/28/2020 | | Interest on MM | | 8.40 | | 0.06 |
| Balance 2/28/2020 | | Interest on CURplan | | | | |
| 3/3/2020 | | URP - pay new appraisals coming up | 265.59 | 30,297.78 | | 2,556.82 |
| 3/31/2020 | | Interest on MM | | 6.50 | | 5,000.00 |
| Balance 3/31/2020 | | Interest on CURplan | | | | 0.18 |
| 4/30/2020 | | Interest on MM | 265.59 | 30,304.28 | | 7,557.00 |
| 4/30/2020 | | Interest on CURplan | | 3.15 | | 0.13 |
| Balance 4/30/2020 | | | \$ 265.59 | \$ 30,307.43 | | \$ 7,557.13 |
| 5/18/2020 | 1262 | Susan Hannon - Minutes/Secdy | (75.00) | 2.57 | | |
| 5/29/2020 | | Interest on MM | | | | 0.06 |
| Balance 5/31/2020 | | Interest on CURplan | | | | |
| 6/30/2020 | | Interest on MM | 190.59 | 30,310.00 | | 7,557.19 |
| 6/30/2020 | | Interest on CURplan | | 2.48 | | |
| Balance 6/30/2020 | | | \$ 190.59 | \$ 30,312.48 | | \$ 7,557.25 |
| 7/31/2020 | | Interest on MM | | 2.57 | | 0.06 |
| Balance 7/31/2020 | | Interest on CURplan | | | | |
| 8/31/2020 | | Interest on MM | 190.59 | 30,315.05 | | 7,557.31 |
| 8/31/2020 | | Interest on CURplan | | 2.57 | | 0.06 |
| Balance 8/31/2020 | | | \$ 190.59 | \$ 30,317.62 | | \$ 7,557.37 |
| 9/21/2020 | | Trsf \$ from MM to Ckng | 1,000.00 | (1,000.00) | | |
| 9/30/2020 | | Interest on MM | | 1.81 | | |
| 9/30/2020 | | Interest on CURplan | | | | 0.06 |
| Balance 9/30/2020 | | | \$ 1,190.59 | \$ 29,319.43 | | \$ 7,557.43 |
| 10/8/2020 | 1263 | Valerie Varasso - Acctg report | (325.00) | 1.24 | | |
| 10/30/2020 | | Interest on MM | | | | 0.06 |
| Balance 10/31/2020 | | Interest on CURplan | | | | |
| 11/20/2020 | 1264 | Susan Hannon - Minutes/Secdy | 865.59 | 29,320.67 | | 7,557.49 |
| 11/30/2020 | | Interest on MM | (150.00) | 0.79 | | |
| 11/30/2020 | | Interest on CURplan | | | | 0.06 |
| Balance 11/30/2020 | | | \$ 715.59 | \$ 29,321.46 | | \$ 7,557.55 |
| 12/29/2020 | 1265 | Kelly DiCarli | (75.00) | | | |
| 12/31/2020 | | Interest on MM | | 0.25 | | 0.06 |
| 12/31/2020 | | Interest on CURplan | | | | |
| Balance 12/31/2020 | | | \$ 640.59 | \$ 29,321.71 | | \$ 7,557.61 |



Treasurer's Report - January to December 2020

| <u>Treasurer's Report - January to December 2008</u> | | | | | | |
|--|---------------------|--------------------|-------------------------|-------------------------------------|-------------------------------|-----------------------------------|
| <u>Post Date</u> | <u>Check Number</u> | <u>Description</u> | <u>Checking Account</u> | <u>Money Market Savings Account</u> | <u>Revolving Line Account</u> | <u>Urban Renewal Plan Account</u> |
| | | | | | <u>30K</u> | |
| | | | | <u>Interest PD YTD</u> | | <u>Renewal Plan Account</u> |
| | | | \$ | 41.31 | | |
| | | | | | | <u>Interest PD YTD</u> |
| | | | | | | \$ 0.91 |