

APPROVED
3.21.16

**Carver Redevelopment Authority
Meeting Minutes for February 1, 2016**

Call to Order: Chairman Sinclair called the meeting to order at 7:01 p.m in Room No. 1 of the Town Hall.

Members Present: William Sinclair, Chairman; Johanna Leighton, Treasurer; Charles Boulay; Brian Abatiello, Vice Chairman

Also Present: Marlene McCollem, Planning Director; Jacqueline Gingrich, Business Development Commission; Stephen Romano, Chairman of Business Development Commission; Robert Woolson, Business Development Commission; Christine Champ, Recording Secretary

Before business matters discussed, board members introduce themselves for the record.

1. Continued discussion of Rt-44 North Carver Urban Renewal Plan

Chairman Sinclair is happy both boards are present here.

A. Concept plan

Chairman Sinclair (referring to presentation map) goes over plan on screen, being potential urban renewal area parcels.

For the benefit of the Business Development Commission members, Ms. McCollem goes over the last meeting discussion.

Marlene suggests the impetus is the Whitmore property owners approaching town with ideas on redevelopment. Their concept would be warehouse and distribution space. On the map, the blue outlined space is for their purposes. Marlene proposes, maybe commercial area could stay in commercial use with possible later development as this would be ideal.

Maureen Hayes has been hired and has been working with Ms. McCollem. She is in full agreement that those parcels should be treated differently. Maureen suggests a 20-year life for the property. So, she recommends to keep in plan boundary.

Also, Ms. McCollem is having new graphics made up for the board. In the concept plan, she's asked the designers for 450,000 square feet of R & D and light manufacturing. She suggests putting it out there for encouraging uses and putting in master plan.

She also suggests adding commercial office space, maybe 25,000 square feet. Also, the lower, southern piece, because of driving public on Route 44, maybe consider possibility of a smaller hotel, 80 to 100 rooms. Maybe if warehouse park is successful, they will have employees who

need a place to stay. Also, consider 15,000 square feet of mixed space (restaurant, retail, service use to support hotel and employees).

Chairman Sinclair remembers at the last meeting the CBC wanted to take those parcels out and he's glad Maureen and Marlene have been discussing same. Ms. Gingrich wonders, this doesn't mean we would be forced to sell? Chairman Sinclair informs her, no. This is not the board's intent. It is to give them the option to redevelop.

Marlene relates, per her discussions with Maureen, nothing outside of blue outline is to be acquired. It is not necessary. Ms. Leighton asks about bogs staying natural, as the other bog has been skirted out (Melville bogs). It is noted, there is no intention of the skirted out to be acquired. North bogs may possibly be used in planning.

Ms. Gingrich inquires about the number of houses clustered in blue. Marlene suggests five in total. There is further discussion regarding same.

Ms. Leighton asks if these are working bogs and Chairman Sinclair says they are.

Chairman Sinclair wants to get more concepts from BDC on conceptual ideas.

Mr. Romano questions, are there restrictions on green? Chairman Sinclair says, no. There is further discussion on owners' intentions, which they will tell board. Mr. Romano suggests maybe some Melville be excluded and some included and Mr. Sinclair agrees.

Ms. Gingrich says she is more comfortable with this than last month. Chairman Sinclair says he is happy and that he felt the same. She thinks this is a good plan and it will redevelop on its own as time goes on. She also says, it is a good idea to not acquire property, let it sit. Mr. Boulay suggests it will draw in others who may be interested. Mr. Woolson suggests, once you start, it will balloon into something. He agrees a hotel would work.

Chairman Sinclair looks to get all to give feelings about same. Mr. Abatiello says he likes the way it looks. He wonders, is there still access from Montello Street? Where is it accessed from? Chairman Sinclair demonstrates on map how things and road may be structured. Mr. Abatiello suggests he thinks it's a good plan and doesn't see anything wrong with the direction it's going in.

Mr. Sinclair inquires, any thoughts on R & D (50,000 square feet) and Waterstone (25,000 square feet of office space)? Mr. Abatiello thinks retail and restaurants are good. He mentions, towns around are doing more, people could spend money when passing through town. Ms. Leighton suggests, people can't compete with big box stores in other towns.

Mr. Romano, looking at last plan, asks, did it change? Chairman Sinclair says, no. Mr. Romano is concerned about sprinklers, et cetera. Mr. Romano thinks the bylaw is written that we don't

allow big box. Someone will check on that.

Ms. McCollem suggests, the plan will be revised and when she gets other pieces, (hotel, R & D, et cetera) she'll update and everyone can see changes.

Chairman Sinclair, wants a vote, after hearing from BDC members. He wants to move forward on conceptual plans, most particularly, 50,000 square feet, R & D, in urban renewal area and Waterstone parcel for additional 25,000 square feet for office space, 80-100 room hotel, 15,000 square feet of mixed use retail/restaurant area.

Mr. Abatiello, so moved.

Ms. Leighton and Mr. Boulay seconded the motion.

The motion was passed unanimously.

Chairman Sinclair asks for any other comments.

Mr. Romano warrants a vote after the changes have been made. He wants to see plan after changes. Mr. Woolson speaks to Mr. Sinclair regarding changing access road to different spot. There is further discussion regarding access road. Mr. Woolson suggests, a second entrance, perhaps?

B. Public outreach

Ms. McCollem inquires how is it intended to convey public outreach to affected persons?

Chairman Sinclair wants to do a public invite to property to let public know where we are going. There is further discussion of same. Ms. McCollem suggests the Redevelopment Authority has power if plan is approved to acquire property, private owners do not. This power resides with governmental authority. She says, the State has to approve the plan for redevelopment. Ms. Leighton suggests this could be years. Marlene agrees, absolutely.

Mr. Romano says, you need to get them here before presented to State. He thinks you'll need to get people in to see how they feel about this (property owners.). Chairman Sinclair says, they must be involved from the get go, affected property owners. In his opinion, he thinks after the next meeting between the boards, Ms. McCollem will have a better grasp of this and she agrees. She suggests, shortly after the March meeting, you should start speaking with people about.

Mr. Romano wonders, why can't you use Cole Road as a second access? Chairman Sinclair says his understanding is, engineers should deal with that.

Ms. Gingrich moves to adjourn.

Mr. Boulay seconds the motion.

The motion is passed unanimously.

Some members of BDC depart.

2. Bills Payable (if any)

Chairman Sinclair made a motion to approve payment from Urban Renewal Account of \$6675.00 to Maureen Hayes (1/8/2016 invoice - 44.5 hours @ \$150/hour) for services rendered. Ms. Leighton seconded the motion. The motion was passed unanimously.

Chairman Sinclair made a motion for payment to Christine Champ (3 hours @ \$25/hour). Chairman Sinclair, requesting, any issues? Should it be automatic or done the same way, placing a vote?
Mr. Abatiello made a motion to repeat, automatic payment for secretary of \$75. Ms. Leighton seconded the motion. The motion was passed unanimously.

3. Public Comments.

None.

4. Member comments

Mr. Boulay, none. Mr. Abatiello, none. Ms. Leighton passed out Treasurer's report. She notes, last page comments, Redevelopment Authority account, \$29.71 year-to-date interest, and Urban Renewal account gathered \$3.06 interest. She wants clarification on bank procedures. This is agreed by Ms. McCollem and Chairman Sinclair. This completes the year. On interest we receive, we don't file. She wants it recorded in correct fashion.

5. Next Meeting

Mr. Abatiello inquires about a set schedule. There is further discussion about starting at 7:00 p.m., later on, which accommodates the BDC. Mr. Abatiello suggests every 2nd Monday of every month. Ms. McCollem suggests the 1st Monday of every month. She will give notice if she cannot attend all Mondays.

Mr. Abatiello made a motion for March 14 at 7:00 p.m.
Ms. Leighton and Mr. Boulay seconded the motion.
The motion passes unanimously.

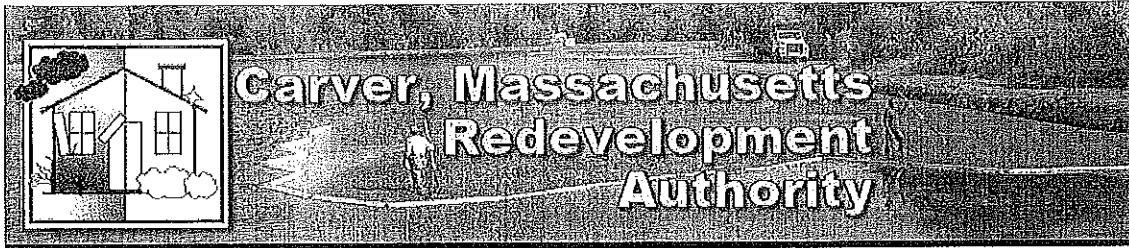
On a motion by Chairman Sinclair, seconded by Mr. Boulay and Ms. Leighton, the meeting adjourned at 8:03 p.m.

Exhibits:

Exhibit A: Agenda

Exhibit B: Minutes of January 4, 2016

Exhibit C: Treasurer's Report



108 Main St, Carver, MA 23330

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

JOINT MEETING OF THE:
CARVER REDEVELOPMENT AUTHORITY
AND
BUSINESS DEVELOPMENT COMMISSION

Monday, February 1, 2016
7:00 pm
Carver Town Hall Room #1

AGENDA

1. Continued Discussion of Rt-44 North Carver Urban Renewal Plan
 - a. Concept plan
 - b. Public outreach
2. Bills Payable
3. Public Comments
4. Member Comments
5. Next Meeting: Monday, March 14 at 7 PM



Treas Rpt

Treasurer's Report - January thru December 2015

| Post Date | Check Number | Description | Checking Account | Savings Account | Principal Loan Account | Interest Loan Account | Carver Urban Renewal Plan Account |
|---------------------------|--------------|------------------------------------|------------------|---------------------|------------------------|-----------------------|-----------------------------------|
| Balance 12/31/2014 | | | \$ 732.63 | \$ 30,946.77 | \$ 4,072.10 | \$ 13.79 | |
| 1/20/2015 | 1188 | Michele Doll - Minutes/Secretary | (50.00) | | | | |
| | | Advance Line of Credit 3919500 | | | | | |
| 1/23/2015 | | Principal Payment | | (1,000.00) | (988.60) | | |
| | | Advance Line of Credit 3919500 | | | | | |
| 1/23/2015 | | Interest Payment | | | | 11.40 | |
| 1/30/2015 | | Interest on MM | | 2.60 | | | |
| Balance 1/31/2015 | | | \$ 682.63 | \$ 29,949.37 | \$ 3,083.50 | \$ 25.19 | |
| | | Advance Line of Credit 3919500 | | | | | |
| 2/23/2015 | | Principal Payment | | (1,000.00) | (991.37) | | |
| | | Advance Line of Credit 3919500 | | | | | |
| 2/23/2015 | | Interest Payment | | | | 8.63 | |
| 2/28/2015 | | Interest on MM | | 2.28 | | | |
| Balance 2/28/2015 | | | \$ 682.63 | \$ 28,951.65 | \$ 2,092.13 | \$ 33.82 | |
| | | Michele Doll - Minutes/Secretary | (50.00) | | | | |
| 3/4/2015 | 1189 | Valerie Donovan - Professional Svc | (180.00) | | | | |
| 3/23/2015 | 1190 | Michele Doll - Minutes/Secretary | (50.00) | | | | |
| 3/23/2015 | 1191 | Advance Line of Credit 3919500 | | | | | |
| | | Principal Payment | | (1,000.00) | (994.71) | | |
| 3/23/2015 | | Advance Line of Credit 3919500 | | | | | |
| 3/23/2015 | | Interest Payment | | | | 5.29 | |
| 3/31/2015 | | Interest on MM | | 2.43 | | | |
| Balance 3/31/2015 | | | \$ 402.63 | \$ 27,954.08 | \$ 1,097.42 | \$ 33.82 | |
| | | Advance Line of Credit 3919500 | | | | | |
| 4/23/2015 | | Principal Payment | | (1,000.00) | (996.93) | | |
| | | Advance Line of Credit 3919500 | | | | | |
| 4/23/2015 | | Interest Payment | | | | 3.07 | |
| 4/30/2015 | | Interest on MM | | 2.28 | | | |

Treas Rpt

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| <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>Carver Urban Renewal Plan Account</u> |
|-------------------|---------------------|-----------------------------------|-------------------------|------------------------|-------------------------------|------------------------------|--|
| 4/30/2015 | 1192 | Michele Doll - Minutes/Secretary | (50.00) | | | | |
| Balance 4/30/2015 | | | \$ 352.63 | \$ 26,956.36 | \$ 100.49 | \$ 36.89 | |
| 5/26/2015 | | Advance Line of Credit 3919500 | | | | | |
| | | Principal Payment | | (1,000.00) | (100.49) | | |
| 5/26/2015 | | Advance Line of Credit 3919500 | | | | | |
| | | Interest Payment | | | | 0.30 | |
| 5/27/2015 | | Overpaid Line of Credit 3919500 | | 899.21 | | | |
| 5/29/2015 | | Interest on MM | | 2.29 | | | |
| Balance 5/31/2015 | | | \$ 352.63 | \$ 26,857.86 | \$ 0.00 | \$ 37.19 | |
| 6/4/2015 | 1193 | Michele Doll - Minutes/Secretary | (50.00) | | | | |
| 6/30/2015 | | Interest on MM | | 2.21 | | | |
| Balance 6/30/2015 | | | \$ 302.63 | \$ 26,860.07 | | | |
| 7/22/2015 | 1194 | Michele Doll - Minutes/Secretary | (50.00) | | | | |
| 7/31/2015 | | Interest on MM | | 2.28 | | | |
| Balance 7/31/2015 | | | \$ 252.63 | \$ 26,862.35 | | | |
| 8/18/2015 | | Master Plan - Carver Business | | 3,000.00 | | | |
| 8/27/2015 | 1195 | Michele Doll - Minutes/Secretary | (50.00) | | | | |
| 8/31/2015 | | Interest on MM | | 2.40 | | | |
| Balance 8/31/2015 | | | \$ 202.63 | \$ 29,864.75 | | | |
| 9/23/2015 | | Open Acct - 4100242546 | | | | | 0.02 |
| | | Town Reimburse - E.J. Collins Ctr | | | | | |
| 9/23/2015 | | for Public Mgmt Study | | 5,000.00 | | | |
| 9/29/2015 | | Rte 44 Development, LLC | | | | | 40,000.00 |
| 9/30/2015 | | Interest on CURplan | | | | | 0.03 |
| 9/30/2015 | | Interest on MM | | 2.56 | | | |
| Balance 9/30/2015 | | | \$ 202.63 | \$ 34,867.31 | | | \$ 40,000.05 |



Treas Rpt

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| Post Date | Check Number | Description | Checking Account | Savings Account | Principal Loan Account | Interest Loan Account | Carver Urban Renewal Plan Account |
|--------------------|--------------|----------------------------|------------------|-----------------|-----------------------------------|-----------------------|-----------------------------------|
| 10/30/2015 | | Interest on CURplan | | 2.96 | | | 1.02 |
| 10/30/2015 | | Interest on MM | | | | | |
| Balance 10/31/2015 | | | \$ 202.63 | \$ 34,870.27 | | \$ 40,001.07 | |
| 11/3/2015 | | Deposit from MM | 2,500.00 | | | | |
| 11/3/2015 | | MM transfer to Checking | | (2,500.00) | | | |
| 11/12/2015 | 1196 | Morse Engr'ng 94 Forest St | (2,100.00) | | | | |
| 11/30/2015 | | Interest on MM | | 2.67 | | | |
| 11/30/2015 | | Interest on CURplan | | | | | 0.99 |
| Balance 11/30/2015 | | | \$ 602.63 | \$ 32,372.94 | | \$ 40,002.06 | |
| 12/31/2015 | | Interest on MM | | 2.75 | | | |
| 12/31/2015 | | Interest on CURplan | | | | | 1.02 |
| Balance 12/31/2015 | | | \$ 602.63 | \$ 32,375.69 | | \$ 40,003.08 | |
| | | | Savings Account | | Carver Urban Renewal Plan Account | | |
| | | | Interest PD YTD | | Interest PD YTD | | |
| | | | \$ 29.71 | | \$ 3.06 | | |

