



Meeting Minutes for November 13, 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; Michael Milanoski, Town Administrator

Absent:

Meeting opened by Mr. Sinclair at 6:01 PM

Forest Street Project:

Mr. Sinclair – We have some things going on,

1. We are trying to get market value
2. Central Registry
3. Bob has an idea to share with the group.

Mr. Belbin – I have reviewed the maps and researched who owns what. There are two properties owned by the same person. I called the owner who said he is in talks with a developer. I didn't want any info on that but did do further research. He did say he would take a transfer of the property in lieu of something else. We have Forest Street; maybe we could do a swap. If we could work out an agreement to purchase the property it will make it easier to create an access road to main street. Ms. Clarke – Where are the properties? Mr. Belbin distributed a map. One goes from Park Ave and across. The other is closer to Aubuchon. Looking at the Assessor record, 24-2-0 is assessed at \$88,700. The other property, 24-1-0, is assessed at \$321,200. I don't understand why there is such a difference but was unable to get information unless requested in writing. They say it has antennae's but I think that is a mix up. Ms. Clark – What is sq. ft.? Mr. Belbin 24-1-0 is 45,000 sq. ft. and 24-2-0 is 63,000 sq. ft. Mr. Moore – Zoning? Mr. Belbin – All commercial. Mr. Moore – Maybe it assessed higher due to frontage on route 58? Mr. Belbin – I don't know if this is even allowable or not. Mr. Webby indicated that someone else inquired about these properties. Mr. Moore – What is the acreage on Forest? No one knew off hand. Mr. Belbin – I just want everyone to take a look at it. Ms. Leighton – Transfer of development rights? Mr. Cole – Doesn't really apply. Mr. Sinclair – I originally thought about swapping but if the developer is in negotiations with the Webby property, that's between them. What's our benefit by losing the Forest Street property? Mr. Moore – What is the thought process with having us own this process rather than just introducing the two parties? Mr. Belbin – They could do that too; we own the property now but

this would make it easier to put water and road access in. There is no negative. If we swap properties, the process would be quicker. I do have concerns as to what stage the developer is at. Mr. Milanoski – I appreciate the out of the box thinking; As Bob mentioned, “if it’s allowed.” You only have the authority to market and sell that property. When looking at the Webby properties, they were previously taken for property taxes. They petitioned to allow repurchase after the year. There is a problem with those properties; there is not much developable. The RDA doesn’t have the authority to transfer this project. Mr. Belbin – We can always change the MOU with the Board of Selectmen. Mr. Milanoski – No, it’s a Town Meeting issue. And what authority do you have to do anything with Forest Street. Mr. Moore – Webby told Bob that he is willing to trade? Mr. Belbin – Yes, he did. Mr. Moore – Can we alert the developer about the Forest Street property? Mr. Milanoski – There is no advantage for the developer. Mr. Moore – About 2 years ago, the smaller Webby parcel did get a perc test. Mr. Milanoski – We did do that when the town owned it. Mr. Belbin – I just wanted to put it out there. Ms. Leighton – What’s the next step? Mr. Sinclair – That’s up to the developer. Mr. Milanoski – You don’t want to insert yourself into this.

Mr. Sinclair – Mr. Cole were you able to verify the property value? Mr. Cole – No, I need to confirm the actual property. Mr. Belbin – I believe it’s listed as Main Street. Mr. Belbin and Mr. Cole reviewed the map for a location. Mr. Sinclair – This would affect the Central Register; we will need to know. Mr. Cole – At the last RDA meeting, it was noted as 94 Forest Street, which doesn’t exist. Ms. Clarke – Is there an old P&S? Ms. Leighton – Rick Ellis would be the person to talk to. Mr. Moore – I will look at my records.

Chairman Update:

- URP – I don’t have anything tonight. Michael? Mr. Milanoski – The MEPA is still processing the draft impact report. Mr. Cole – We have nothing on the draft EIR
- Mr. Sinclair - We did have a 2nd site visit. – Mr. Moore – They are bringing in a lot of dirt, intermittently when supply is found. Everything looks okay. They pointed out where the water tower and electrical would be. Mr. Belbin – I was hoping to see more open area. They are clearly not bringing in the amount of dirt they projected.

Members Comments:

- Discussion on other projects –
 - Mr. Belbin - There is a grant opportunity with Urban Development – Self help home ownerships program – \$10 Million to develop properties. It has to be done in 2 states so we would have to partner up with another state.
- Ms. Leighton, 5-year plan –
 - I sent an email to the Town Administrator inquiring as to Affordable housing. The CPC Affordable Housing Reserve is at \$419,031 and the Housing Trust is at \$89,741. Mr. Milanoski did suggest waiting for survey. Mr. Moore – We are waiting on a potential survey company this week; with the survey being distributed in Jan/Feb. Mr. Milanoski – The CPC is also waiting for the survey.

Treasurer’s Reports:

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

- Checking - \$ 679.19
- Urban Renewal Plan Account - \$ 3014.94
- Savings Account - \$25166.97

Savings interest YTD is \$57.06

Urban Renewal interest YTD \$0.85

Motion to approve the October Treasures Report as written: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Minutes:

October 16, 2018–

Discussion: Ms. Leighton – Page 2 Change Mr. to Ms. Leighton. Include the Map on the exhibits. Ms. Leighton will make sure that Jill has it. Page 3 clarification – If putting housing on the existing COA facility makes sense then you have \$400K moving forward. Mr. Milanoski clarified it for Ms. Leighton. Ms. Leighton – I also wanted to get clarification on the Town Administrator getting information; I was wondering if Mr. Cole appears at Board of Selectmen meetings? Should it be his role to provide updates to Board of Selectmen. Mr. Milanoski – Stephen is the Executive Director but I have broad information that is beneficial.

Motion to approve minutes for October 16, 2018, as amended: Mr. Belbin

Second: Mr. Moore

Approved: (5-0)

Next Meeting:

Motion to have the next Redevelopment Meeting on December 18, 2018 at 6:00 PM: Mr. Moore

Second: Ms. Leighton

Approved: Unanimous (5-0)

Adjournment:

Motion was made to adjourn this meeting at 6:45 PM: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Exhibits□

A: Agenda

B: Treasurers Report
C: Webby Property Map



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 November 13, 2018
6:00 pm
Carver Town Hall Room #3

AGENDA

1. Forest St. Project
2. Chairman Update:
 - URP
3. Members Comments:
 - Discussion on other projects
 - Johanna 5 year plan
4. Treasurer's Report/Bills Payable
 - Minutes: October 16, 2018
 - Next meeting



Treasurer's Report --October - November 2018

Check Post Date Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Carver Urban Renewal Plan Account
Balance 12/31/2017						
1/1/2018	1229 Susan Hannon - Minutes/Sectry					
1/31/2018	Interest on MM	(75.00)	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/Sectry	(75.00)				0.08
2/14/2018	1231 Susan Hannon - Minutes/Sectry	(75.00)				
2/28/2018	Interest on MM		4.82			
2/28/2018	Interest on CURplan					
Balance 2/28/2018		\$ 1,454.19	\$ 25,117.07	\$ -	\$ -	\$ 3,614.26
3/23/2018	1232 Susan Hannon - Minutes/Sectry	(75.00)	5.68			
3/30/2018	Interest on MM					0.09
3/30/2018	Interest on CURplan					
Balance 3/31/2018		\$ 1,379.19	\$ 25,122.75	\$ -	\$ -	\$ 3,614.35
4/19/2018	1234 Valerie Donovan	(325.00)	6.19			
4/30/2018	Interest on MM					0.09
4/30/2018	Interest on CURplan					
Balance 4/30/2018		\$ 1,054.19	\$ 25,128.94	\$ -	\$ -	\$ 3,614.44
5/24/2018	1233 Susan Hannon - Minutes/Sectry	(75.00)	6.40			0.09
5/31/2018	Interest on MM					
5/31/2018	Interest on CURplan					
Balance 5/31/2018		\$ 979.19	\$ 25,135.34	\$ -	\$ -	\$ 3,614.53
6/29/2018	1235 Susan Hannon - Minutes/Sectry	(75.00)	6.20			0.09
6/29/2018	Interest on MM					
6/29/2018	Interest on CURplan					
Balance 6/30/2018		\$ 904.19	\$ 25,141.54	\$ -	\$ -	\$ 3,614.62
7/19/2018	Transfer to CKrg - Comprhvsive Environ					(600.00)
7/19/2018	Deposit from CURplan	\$ 600.00				
7/24/2018	1237 Comprehensive Environ Inc	(600.00)	6.41			
7/31/2018	Interest on MM					0.09
7/31/2018	Interest on CURplan					
Balance 7/31/2018		\$ 904.19	\$ 25,147.95	\$ -	\$ -	\$ 3,014.71
8/31/2018	Interest on MM		6.41			0.08
8/31/2018	Interest on CURplan					
Balance 8/31/2018		\$ 904.19	\$ 25,154.36	\$ -	\$ -	\$ 3,014.79
9/6/2018	1236 Susan Hannon - Minutes/Sectry	(75.00)				
9/28/2018	1238 Susan Hannon - Minutes/Sectry	(75.00)				
9/30/2018	Interest on MM		6.20			0.07
9/30/2018	Interest on CURplan					
Balance 9/30/2018		\$ 754.19	\$ 25,160.56	\$ -	\$ -	\$ 3,014.86
10/31/2018	Interest on MM		6.41			0.08
10/31/2018	Interest on CURplan					
Balance 10/31/2018		\$ 754.19	\$ 25,166.97	\$ -	\$ -	\$ 3,014.94
11/6/2018	1239 Susan Hannon - Minutes/Sectry	(75.00)				
Balance 11/30/2018		\$ 679.19	\$ 25,166.97	\$ -	\$ -	\$ 3,014.94



Treasurer's Report --October - November 2018

<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>
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Interest PD YTD
\$ 57.06

Renewal Plan Account
Interest PD YTD
\$ 0.85

