

Carver Redevelopment Authority

Meeting Minutes for December 8, 2014

Agenda (Exhibit A)

Call to Order: Chairman Sinclair called the meeting to order at 6:12pm

Members Present: William Sinclair, Johanna Leighton and Charles Boulay,
Brian Abatiello (arrived 6:30)

Secretary: Michele Doll

1. Minutes: October 6, 2014 (Exhibit B) – Discussion and vote

Motion to approve by Leighton. Boulay 2nd. Approved 3-0-0

2. Update on Automatic Transfer – Rockland Trust

Tax ID has been submitted to Rockland Trust. All interest payments, excluding first, will be included in \$1000.00 automatic payment, not taken in addition to.

3. Treasurers Report (Exhibit C) - Discussion and vote

Leighton distributed and reviewed transactions from Treasurer's Report for January 1st through November 30, 2014. Checking account balance as of November 30th was \$782.63 and Money Market account balance was \$31,944.08.

Motion to approve Treasurer's Report by Boulay. Leighton 2nd. Approved 3-0-0

4. Financial Report – Discussion and vote

Leighton has been unable to meet up Valerie Donovan due to scheduling conflicts. Leighton would like to send reports for 2014 and 2013 to Rockland Trust, as soon as approved. Sinclair agrees that it is a good idea. Leighton requested formal vote to continue services with Donovan regarding Financial Report.

Motion to continue services from Valerie Donovan by Boulay. Leighton 2nd. Approved 3-0-0

5. Bills Payable

No bills, other than loan on automatic payment transfer. Balance of loan as of November 18th was \$6041.41

6:30 Abatiello joins meeting

6. Remote Participation – Discussion and vote

Members reviewed 29.10 Remote Participation document accepted by Board of Selectmen. Also reviewed were copies of Draft Policy previously submitted to former Town Administrator by Leighton. Leighton inquired on necessity of Authorization Certificate to Utilize Remote Participation and filing with Town Clerk. Jack Hunter, Town Planner, said there was no discussion or request to submit such documents. Leighton requested Hunter follow-up with Town Administrator on these forms.

Motion to authorize Chairman to accept the policies of Remote Participation 29:10 by Leighton. Abatiello 2nd. Approved 4-0-0

7. Stipends: BOS recommendations – Discussion and vote

Jack Hunter, Town Planner, advised members regarding recommendations submitted to Selectmen by Governance Committee for next ATM to consider instituting an annual stipend for RDA (and other board/committee) members in acknowledgement and appreciation of their volunteer services to the Town. Members unanimously agreed that RDA is an entity separate from the Town and although they appreciate the sentiment they have no interest in compensation.

Motion to have Chairman draft and submit letter to Selectmen, thanking them for the consideration but declining any offer of monetary compensation by Abatiello. Leighton 2nd. Approved 4-0-0

Abatiello inquired about status of repayment of \$9700.00 in funds provided to Town for Collins Center study. Sinclair has received confirmation from Town Administrator that funds will be paid back to RDA in (2) installments.

8. Walkabout Construction: 169 Plymouth Street

– Discussion on possible loan for NCWD hookup

Jack Hunter, Town Planner, confirmed the contractor has entered a P&S contract to purchase church located at 169 Plymouth Street and convert building to (5) condominiums. Project will require water hook-up with NCWD. Discussions have been initiated with contractor for possible RDA loan with pay back of 20% on closing of each unit. Contractor awaiting quotes on cost. Sinclair feels project meets RDA criteria. RDA would take out separate loan from Rockland Trust and require lien. A good opportunity to reach out to new business, re-invest in the community and generate some revenue. Hunter noted that he has vetted the company, and supports the project.

9. TOPS Committee – Update

Taxes have been paid on previously discussed properties

10. Public Comments

None

11. Member Comments

Abatiello favors the Monday night meeting, as he has an additional meeting immediately following. Also inquired about status of Young People's Alliance of Carver (YPAC). Increase in rent has made it necessary to close Tremont Street location. However with CCAT studio relocating from MHS they will be able to retain that emptied space for programs. Hunter added that a business is looking at Tremont Street building for a Show Room and apartment.

Boulay noted it has been a pleasure working together with the other members.

Sinclair wished all a Safe and Happy Holiday, and concurred with Boulay's comments.

12. Next meeting

Abatiello made motion for next meeting at 6:00pm on January 12th, meeting room to be determined. Boulay 2nd. Approved 4-0-0.

Leighton made motion to adjourn at 6:57pm. Boulay 2nd. Approved 3-0-0.

Exhibits:

A - Agenda

B - Meeting Minutes October 6, 2014

C - Treasurer's Report

D - 29:10 Remote Participation

E - Leighton Draft Remote Participation Policy