



FITCHBURG REDEVELOPMENT AUTHORITY
renewing • revitalizing • rebuilding

166 Boulder Drive, Suite 104 | Fitchburg, MA 01420
978.345.9602 | www.fitchburgredevelopment.com

MEETING MINUTES

December 15, 2020

Fitchburg Redevelopment Authority Office
166 Boulder Drive, Suite 104 East, Fitchburg, Massachusetts

This meeting was conducted over Zoom.

MEMBERS PRESENT: Tom Donnelly, Chair
Jay Roy, Vice Chair
Charles Caron, Treasurer
Bud Leonhardt, Member
Laura Bayless, PhD, Member

OTHERS PRESENT: Michael Gonzalez, Eden Edibles
Andrew and Stephanie Dorsey, Proposed Cannabis Company
Meagen Donoghue, Executive Director, FRA
Tony Amico, Facilities Director, FRA
Jennifer Zumwalt, FRA Consultant

ABSENT: Bud Leonhardt, Member

1. **MEETING CALL TO ORDER**

Treasurer Charles Caron called meeting to order 7:32 a.m.

2. **READING AND APPROVAL OF NOVEMBER 15 & 25, 2020 MEETING MINUTES**

Mr. Caron motioned to accept the Meeting Minutes from September 15 & 25, 2020 and enter them into the FRA's minute's book. Seconded by Mr. Donnelly. The motion carried by 4-0 vote.

3. **BUDGET & FINANCE**

(1) **Bills to Pay**

Ms. Zumwalt informed the Board that all bills for this month are normal course.

Mr. Roy motioned to approve payment of the attached list of bills electronically. Seconded by Mr. Donnelly. Motion carried 4-0.

4. GENERAL BUSINESS

A. 166 Boulder Drive Lease Opportunity (continued)

(1) **Eden Edibles**

Ms. Donoghue welcomed Mr. Gonzalez and updated the Board with news that after inquiring with tenant DRS if Eden Edibles will affect their government contracts, they stated that it would not. Ms. Donoghue also indicated she found a similar company in Taunton named The Freshly Baked Company and she had phone and email messages into them and was waiting to hear back.

The Board asked Ms. Donoghue to continue researching the company and to reach out to all of the tenants at Putnam Place.

(2) **Second Proposed Cannabis Company**

Ms. Donoghue introduced Mr. and Mrs. Dorsey who presented on their proposed cannabis company and cultivation site and their interest in the building. The Dorsey's planned to produce cannabis infused sweeteners. The Board expressed their concern with ventilation and the smell.

The Board discussed they were not in favor of the prospective business due to the issues related to the smell that the cultivation of cannabis produces.

Mr. Roy motioned to approve the proposed lease of the Dorsey's Cannabis company and cultivation site. Seconded by Dr. Bayless. Motion failed 1-3.

B. Property Updates

(1) 49 Snow Street

Ms. Donoghue updated the Board with news the project was before the Planning Board for Site Plan Review. Ms. Donoghue attended the meeting and spoke in favor of the project. The project was continued to a later Planning Board meeting date.

(2) 0 Airport Road

Ms. Donoghue updated the Board with how the attorney for Tango requested instituting a cap on the work proposed in the amendment to the sale. The Board advised Ms. Donoghue to contact the civil engineer to find out the cost of the work and report back.

C. Putnam Place

(1) Putnam Place

Ms. Zumwalt discussed the proposed lease and loan arrangement discussed with the owners of River Styx (see attached summary).

Dr. Bayless motioned to approve the proposed Amendment to the River Styx Lease and Loan. Seconded by Mr. Roy. Motion approved 4-0.

(2) Marquee Signage

Ms. Donoghue presented the estimate from Wass-Arthur Signs to redo the existing marquee signage. The Board discussed the high fees and requested Ms. Donoghue research other companies.

(3) Realtor for Rental Space

Ms. Donoghue revisited hiring a realtor for the rental spaces in Putnam Place. She will be working with Michael O'Mara of Avison Young to develop a scope of work.

(4) Facilities Update

Mr. Amico updated the Board on instituting weekly meetings with DRS. He also spoke of working on updating a contract with Brunell controls which expired in 2019. He also mentioned that he would be contacting former/retired facilities manager Tom Szocik to assist with the walk-through of City Hall once their move comes to completion.

D. Funding Requests

(1) Fitchburg High School Medallions

Ms. Donoghue presented a letter from Mr. Bill McSheehy requesting money for the restoration of two medallions that were once located over two entrances at the Longsjö Middle School.

Mr. Caron motioned to allocate \$1,500 to the Longsjö Middle School Medallion Restoration Project. Seconded by Dr. Bayless. The motion carried by 4-0 vote.

(2) Music for Youth (continued)

Ms. Donoghue updated the Board that she reached out to the coordinator of the project and never heard back. The Board discussed tabling the project until the next meeting.

5. ADMINISTRATIVE REPORT

(1) Ms. Donoghue updated the Board on the Johnonia/520 Main Street project indicating that Attorney Phillips is working to dissolve the condo association with the seller's attorneys.

(2) The Board asked about Jim Coull and Building 3. Mr. Amico said that DRS expressed interest in the space as well. Ms. Donoghue said she would invite Mr. Coull to the next meeting to provide an update. Ms. Zumwalt suggested having Mr. Coull put a deposit on the building to insure his interest in the building.

MEETING ADJOURNED:

Mr. Caron motioned to adjourn the December 15, 2020 Meeting at 9:30am. Seconded by Mr. Roy. The motion carried by 4-0 vote.

NEXT MEETING SCHEDULED: January 19, 2021

Respectfully submitted,

Meagen P. Donoghue
Executive Director