



FITCHBURG REDEVELOPMENT AUTHORITY
renewing • revitalizing • rebuilding

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MEETING MINUTES

September 15, 2020
Fitchburg Redevelopment Authority Office
166 Boulder Drive, Suite 104 East, Fitchburg, Massachusetts

This meeting was conducted over Zoom.

MEMBERS PRESENT: Tom Donnelly, Chairman
Jay Roy, Vice President
Charles Caron, Treasurer
Bud Leonhardt, Member

OTHERS PRESENT: Jim Coull, JM Coull Enterprises
Bill Gildea, Fitchburg Future Farm
Francey Slater, Agricultural Consultant
Steve Joncas, Development Consultant
Ayn Yeagle, Growing Places
Ed Starzek, MassDevelopment
Stephen DiNatale, Mayor, City of Fitchburg
Tom Skwierawski, Executive Director
Mary Jo Bohart, Director, City of Fitchburg Economic
Development
Meagen Donoghue, Executive Director, FRA
Tony Amico, Facilities Director, FRA
Jennifer Zumwalt, FRA Consultant

ABSENT: Laura Bayless, PhD, Member

1. MEETING CALL TO ORDER

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

2. READING AND APPROVAL OF JULY 21, 2020 MEETING MINUTES

Mr. Caron motioned to accept the Meeting Minutes from July 21, 2020 and enter them into the FRA's minute's book. Seconded by Mr. Roy. The motion carried by 4-0 vote.

Agenda taken out of order

3. GENERAL BUSINESS

A. Building 3

(1) Ms. Donoghue introduced the team from Fitchburg Future Farm (FFF), including Jim Coull, Bill Gildea, Francey Slater, Steve Joncas, and Ayn Yeagle (The Team). Ms. Slater lead a PowerPoint presentation kicking off the conversation about the redevelopment of Building 3, highlighting the \$5 million dollar project to bring the structure up to code and the partnership with the non-profit Growing Places. The Team indicated they are working towards securing financing with Clinton Savings Bank with a guarantee from the US Department of Agriculture. This guarantee would mean placing a lean on the site until the loan is paid off. Discussion around the issue of the guarantee on the building or the entire property ensued. Mr. Coull stated he would get clarification on guarantee. The Team and the Board agreed to meet soon to further discuss the plans and conduct a walk-through of the site.

B. 0 Airport Road

(1) Ms. Donoghue introduced Mr. Starzek from MassDevelopment who provided an update on the Site Readiness Program at 0 Airport Road. He provided a programmatic history dating back to 2017 when the City applied to the Site Readiness Program to allow for the State to see the opportunity for development on the large swath of land. Since then, MassDevelopment has been in talks to buy a portion of the Benoit's Property (Wass-Arthur Signs) to allow for more access. There have also been two conceptual plans drawn up showing a single building and a small industrial park to show the developmental possibilities of the property. Mayor Stephen DiNatale stressed the importance of the site for the Commonwealth and the City.

Mr. Starzek indicated the site is heavily contaminated and added an open-ended RFP would allow remediation companies to submit their proposals. Ms. Donoghue suggested working on an RFP would be the next step instead of discussing the next item of a solar park as they would be allowed to apply as well. Mr. Starzek said that MassDevelopment could assist in the writing of the RFP.

Mr. Caron motioned to move forward with the RFP process for 0 Airport Road. Seconded by Mr. Roy. Motion carried 4-0.

C. Urban Renewal Plan

(1) Next Steps

Ms. Donoghue updated the Board with news that the Community Advisory Committee had been formed and the team from BSC would like to meet with the Board to kick off the discussion.

D. 520 Main Street/Johnsonia Building

Ms. Donoghue updated the Board with the news that the State was reviewing the submission package to purchase the property and it would take 60-90 days.

E. Putnam Place

(1) Switch Gears

Mr. Amico updated the Board with the switch gears project which is to take place October 3rd. He indicated all the tenants had been notified of the project.

4. BUDGET & FINANCE

(1) Bills to Pay

Ms. Zumwalt informed the Board that all bills for this month are normal course. She also explained that interest rates have dropped recently.

Mr. Roy motioned to approve payment of the attached list of bills both electronically and in person. Seconded by Mr. Caron. Motion carried 4-0.

5. ADMINISTRATIVE REPORT

(1) Mr. Caron spoke of buildings within the Urban Renewal District that recently came up for sale to keep on the Board's radar.

NEXT MEETING SCHEDULED: October 20, 2020

Respectfully submitted,

Meagen P. Donoghue
Executive Director