



FITCHBURG REDEVELOPMENT AUTHORITY
renewing • revitalizing • rebuilding

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March 16, 2021

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

*Meeting held via Zoom & in person at the Fitchburg Fire Department's
Community Room, 33 North Street, Fitchburg*

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

ABSENT: Bud Leonhardt, Member

OTHERS PRESENT: Tristan Taylor, Fitchburg Fiber Co.
Mary Jo Bohart, City of Fitchburg, Dir. Of Economic
Development
Meagen Donoghue, Executive Director, FRA
Tony Amico, Facilities Manager
Jennifer Zumwalt, FRA Consultant

1. READING AND APPROVAL FEBRUARY 16, 2021 MEETING MINUTES MEETING MINUTES

Mr. Caron motioned to accept the meeting minutes as amended from, February 16, 2021 Meeting Minutes and enter them into the FRA's minute's book. Seconded by Dr. Bayless. The motion carried by 4-0 vote.

2. BUDGET AND FINANCE

(1) Summary Report

Ms. Donoghue explained the payment to Bill Krikorian regarding the removal of the oil tank (see 3.B.3). Mr. Amico discussed the monthly Direct Energy bills and the difference between supply and usage.

Ms. Zumwalt state the bills were all on normal course and asked to vote as amended.

Mr. Caron motioned to approve the to approve payment of the attached list of bills as amended. Seconded by Mr. Donnelly. Motion carried 4-0.

3. GENERAL BUSINESS

Agenda taken out of order.

A. Putnam Place

(1) Fitchburg Fiber Co.

Mr. Taylor summarized his rental proposal, a trade of IT services and webhosting in exchange for free rent and discussed having a three-year lease term. Mr. Caron suggested Fitchburg Fiber having a proven track record before providing any type of IT service. Mr. Caron asked how long it would take to become operational. Mr. Taylor responded 90 days and that it will be an easy install because they will use existing infrastructure and conduit. The Board further discussed the rent structure a six (6) month build out period, then charge \$8.00/sf for the first year. On the second year, the rent would increase \$.25/sf each year moving forward. A security deposit is required but the Board would waive the first and last month's rent.

Laura Bayless, PhD left the meeting at 8:25

B. FRA Property Updates

(1) Costar/Loopnet

Ms. Donoghue continued the discussion that was table at February's meeting. The Board agreed not to move forward with using Costar/Loopnet.

(2) 520 Main Street

Ms. Donoghue updated the Board there was still complications with the condo association documents at the Registry of Deeds.

(3) 49 Snow Street

Ms. Donoghue explained that an oil tank that was discovered on the property was not removed, but rather buried even deeper due to being filled with concrete.

(4) **0 Airport Road**

Ms. Donoghue indicated there was no signed documents to date by the Buyer. Ms. Donoghue explained that if not received this week, then Attorney Erb would begin eviction proceedings.

C. Putnam Place Continued

(1) **DRS Technologies**

Mr. Amico explained DRS received a \$10 million advance and would like to have the parking lot paved. Mr. Amico is getting a quote for the cost of getting it patched, rather than fully paved due to DRS bringing in a large generator in the future that will require a paved pad.

(2) **Greening the Gateways**

Ms. Donoghue discussed a proposal from the Planning Department of planting trees along FRA property on Boulder Drive. The Board was concerned about the long-term plan of the plantings including who will maintain them and what happens if the trees die sooner than later. The Board also asked what species of trees and specifically where on the property would they be planted. Ms. Donoghue will seek further information.

4. ADMINISTRATIVE REPORT

N/A

5. ADJOURNMENT

Mr. Caron made a motion and seconded by Mr. Donnelly adjourn 8:55 A.M.
The motion carried 3-0.

NEXT MEETING SCHEDULED: April 20, 2021

Respectfully submitted,

Meagen P. Donoghue
Executive Director