



FITCHBURG REDEVELOPMENT AUTHORITY
renewing • revitalizing • rebuilding

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

April 20, 2021
Fitchburg Redevelopment Authority Office
166 Boulder Drive, Suite 104 East, Fitchburg, Massachusetts

Meeting held via Zoom & in person

MEMBERS PRESENT: Charles Caron, Chair
Jay Roy, Vice Chair
Laura Bayless, PhD, Treasurer
Bud Leonhardt, Member
Laura O'Kane, Member

OTHERS PRESENT: Tom Donnelly
Keith Aubin, Integrity Medicare
Chris Bujold
Rick Boscgarden
Mayor Stephen DiNatale
Mary Jo Bohart, City of Fitchburg, Dir. Of Economic
Development
Meagen Donoghue, Executive Director, FRA
Tony Amico, Facilities Manager
Jennifer Zumwalt, FRA Consultant

1. MEETING CALL TO ORDER:

Mr. Caron called the meeting to order at 7:33 AM

2. PRESENTATION BY MAYOR DINATALE TO TOM DONNELLY

Mayor DiNatale presented long-time member Tom Donnelly a Citation from the City for his years of service. Ms. Donoghue also presented Mr. Donnelly with a plaque and gift card and thanked him for his time with the FRA.

3. WELCOME NEW MEMBER LAURA O'KANE

The Board members and staff introduced themselves and welcomed Ms. O'Kane.

4. REORGANIZATION OF THE BOARD

After brief discussion, the Board nominated Charles Caron to serve as Chair, Jay Roy to serve as Vice Chair, and Laura Bayless, PhD to serve as Treasurer.

Mr. Caron motioned to have Mr. Caron serve as Chair, Mr. Roy as Vice Chair and Dr. Bayless as Treasurer. Seconded by Mr. Roy. Motion carried 5-0.

5. READING AND APPROVAL MARCH 16, 2021 MEETING MINUTES MEETING MINUTES

Mr. Caron motioned to accept the meeting minutes as amended from, March 16, 2021 Meeting Minutes and enter them into the FRA's minute's book. Seconded by Mr. Roy. The motion carried by 5-0 vote.

6. BUDGET AND FINANCE

(1) Summary Report

Ms. Zumwalt stated the bills were all on normal course and asked to vote as amended to add a bill from Rooter Man to the list.

Mr. Caron motioned to approve the to approve payment of the attached list of bills as amended. Seconded by Mr. Roy. Motion carried 3 approve, 2 abstentions-motion carries.

7. GENERAL BUSINESS

Putnam Place

(1) Potential Tenants

. Integrity Medicare Advisors

Ms. Donoghue introduced Keith Aubin of Integrity Medicare Advisors. He proposed using half of Suite 102 to use as office space for his growing business. Mr. Aubin explained his business model which includes a staff of advisors spread throughout the Commonwealth working out of their homes. He is seeking a three (3) year lease for the front section of the suite, comprised of ~900 s.f. The space would be used for his four (4) local staff and would not have customer foot traffic. Mr. Aubin indicated he would build out a bathroom in the front of the suite at a later date. Dr. Bayless asked where would that fit? Several of the Board members expressed they were not in favor of building out a bathroom in the front. Ms. Bohart said the hallway bathrooms were not too far away. Ms. Donoghue suggested tabling the conversation and have the members of the Board look the suite before deciding.

a. *Wachusett CrossFit*

Requested to table until a determined date.

FRA Property Updates

(2) 520 Main Street

Rick Boscarden:

Rick Boscarden kicked off a conversation proposing to build a new Carol's Dairy Barn on the site because he believes there will be a need for such an establishment with all the new housing being permitted in the downtown corridor. Mr. Caron asked for a set of drawings but understands the City would like to see this as a future mixed-use site. Mr. Roy asked if other Main Street locations were considered. Mr. Boscarden said no because he believes this location works best. Ms. O'Kane asked if the restaurant would be year-round, in which Mr. Boscarden said yes. Mr. Bujold, owner of The Boulder suggested using the site where Awoken Tattoo is currently located, or the lot in between there and his bar. Dr. Bayless indicated FSU students would love having this type of establishment downtown. Mr. Boscarden will connect with Mr. Bujold to further discuss.

Update on Purchase of Property:

Ms. Donoghue discussed the memo from Attorney Debbie Philips sent to the Board, regarding options to move forward with the remaining unpurchased percentage. The Board requested Ms. Donoghue to ask Attorney Philips the best cost-effective choice and timeline.

(3) 49 Snow Street

Ms. Donoghue clarified why there needs to be more exploration and potential remediation of the soils on site, which was due to new EPA regulations. She explained that Mr. Krikorian is going to pay for half of the exploration and half of the remediation and asked if the Board would vote to pay for the remainder for each.

Mr. Leonhardt motioned to pay for half of the exploration and half of the remediation at 49 Snow Street. Seconded by Dr. Bayless. Motion carried 5-0.

(4) 0 Airport Road

Sale to Tango:

Ms. Donoghue indicated that Attorney Elisha Erb discussed eviction with, which got them moving. Yet nothing had been done to date. Mr. Caron asked Ms. Donoghue to contact the Lunenburg Conservation Commission to see if work had commenced yet because he had seen work being done on the property. Mr. Leonhardt suggested a rental

agreement for use of the property. He then added that the FRA should ask Elisha to put Tango on notice and begin the eviction proceedings.

Simonds Solar Project:

Ms. Donoghue explained the proposed solar project on the former Simonds landfill, adjacent to the FRA's 0 Airport Road property. Ms. Bohart added that timing if the project comes to fruition. She added the Site Readiness Program from MassDevelopment advised the City request to the State to uncap the landfill and place all the contaminated soil into the landfill. This would be the most cost-effective method rather than paying to have the soil be shipped to another location. Ms. Bohart also indicated that a portion of the property is in Lunenburg and requires a variance for solar fields and the other portion is in Fitchburg which due to the new zoning ordinance, will require a Special Permit. Therefore, this will add time for our project. In lieu of that being said, Ms. Donoghue indicated she would start working on the RFP. She also said she would be in touch with the Montachusett Planning Commission to see if there was any Brownfield money to do a Phase I on the property.

Signage at Montachusett Industrial Park

Ms. Donoghue discussed an email from the City's Planning Department requesting while the FRA no longer owns the property, the new owners of the Game-On Sports Facility were requesting the Board's input for a new sign at the industrial park on Industrial Rd. Ms. Donoghue showed the proposed drawings. The Board requested having the name and address of the industrial park and the Game On logo below or at the bottom.

Putnam Place Continued

(5) Facilities Report

Mr. Amico discussed the request from DRS asking to repave a portion of the parking lot on the east side of the property. However, a compromise was made to put temporary interlocking grates covered with gravel until a large-scale generator is to be put into place. After which, the area will be paved over. DRS will cover the costs of the project.

Mr. Amico also expressed an interest in updating all of the lighting at Putnam Place with LEDs. He noted that 95% would be paid for from the Mass Save program.

8. ADMINISTRATIVE REPORT

The Board discussed the May meeting will be on Zoom, and in June the meeting will take place in person. Ms. Donoghue will investigate getting Wi-

Fi and a projector installed in the conference room to allow for hybrid meetings online and in-person.

9. ADJOURNMENT

Mr. Caron made a motion and seconded by Dr. Bayless to adjourn 9:30 A.M.
The motion carried 5-0.

NEXT MEETING SCHEDULED: May 18, 2021

Respectfully submitted,

Meagen P. Donoghue
Executive Director