



FITCHBURG REDEVELOPMENT AUTHORITY
renewing • revitalizing • rebuilding

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May 18, 2021
Fitchburg Redevelopment Authority Office
166 Boulder Drive, Suite 104 East, Fitchburg, Massachusetts

Meeting held via Zoom and in person

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

OTHERS PRESENT: Hayley Marsh, GFI Properties
Steve Goodman, GFI Properties
Joel Aho, Aho Properties, LLC
Keith Aubin, Integrity Medicare Advisors
Tom Skierwarski, City of Fitchburg, Exec. Dir. Planning &
Community Development
Mary Jo Bohart, City of Fitchburg, Dir. Economic
Development
Meagen Donoghue, Executive Director, FRA
Tony Amico, Facilities Manager
Jennifer Zumwalt, FRA Consultant

1. MEETING CALL TO ORDER

Chairman Caron called meeting to order 7:34 a.m.

2. READING AND APPROVAL APRIL 20, 29, & MAY 5, 2021, MEETING MINUTES MEETING MINUTES

Mr. Leonhardt motioned to accept the meeting minutes as amended from, April 20, 29, & May 5, 2021 Meeting Minutes and enter them into the FRA's minute's book. Seconded by Mr. Roy. The motion carried by 5-0 vote.

3. BUDGET AND FINANCE

(1) Summary Report

Ms. Zumwalt stated the bills were all on normal course and asked to vote as amended to add bills from Clean as a Whistle, and Higgins HVAC.

Mr. Caron motioned to approve the to approve payment of the attached list of bills as amended. Seconded by Mr. Leonhardt. Motion carried 5-0.

4. GENERAL BUSINESS

A. FRA Properties

(1) 0 Airport Road

Ms. Donoghue introduced Hayley Marsh and Steve Goodman of GFI Properties and Joel Aho of Aho Properties, LLC. Mr. Goodman expressed his interest in the redevelopment of the property. Ms. Marsh provided a presentation highlighting previous GFI projects, including 46 Development Road, Fitchburg. Mr. Goodman followed by asking how GFI Partners can have a role in the development on the property. He added he would create a development plan and cover the cost of the due diligence for environmental engineering.

Mr. Caron asked to consider a road from the future Amazon/former Simonds property to the FRA's site. Mr. Goodman indicated he was not sure of the geometry and engineering but was open to looking into seeing if it was physically possible.

Ms. Bohart asked if environmental unknowns and unique terrains were in their portfolio. Mr. Goodman stated because their business is developing industrial sites, they inevitably and regularly come upon environmental issues. In fact, Mr. Goodman added GFI was the developer of one of the largest superfund sites in Massachusetts. He is very comfortable with the underwriting and discovery for environmentally challenged sites. He added he toured the site with Ms. Donoghue and Mr. Aho and loved the sand and the gravel because in his experience, those materials are easy to build on.

Mr. Caron asked about the second entry near Wass-Arthur Signs. Mr. Goodman said it is a bonus for an industrial development and emergency vehicles as well.

Mr. Skierwarski asked what piqued their interest in the property. Mr. Goodman indicated that Mr. Aho introduced him to the site.

Mr. Goodman asked what the Board would like to see as a next step. Mr. Caron replied with operational concept plans.

Conversation continued to next meeting.

(2) 20 Crawford Street

Ms. Bohart discussed the acquisition of 31 acres of the Benoit's property to provide improved access to 0 Airport Road. She added the acquisition is part of the Mass Development Site Readiness program, but they only budgeted \$60,000 for the purchase of the land. She said that over time, due to the pandemic and other factors, the price changed and there is a \$41,000 gap. Ms. Bohart asked the Board if they would consider paying for or contributing to the financial gap.

Mr. Roy and Ms. O'Kane indicated they were in favor the project. Mr. Leonhardt suggested a counteroffer. Dr. Bayless asked if there was any room for negotiation. Mr. Skierwarski noted there has already been a lot of negotiating. Mr. Skierwarski added that the timing is important because the Mass Development plans called for putting the contaminants from the FRA property into the landfill at 135 Intervale Road, which requires state approval for uncapping the landfill. Now that a solar field is proposed in the landfill site, timing is everything. Mr. Caron asked of the timeline from the state. Ms. Bohart indicated this portion of the project would be at the end of the effort.

Dr. Bayless motioned to allocate funds of \$41,000 to finance the gap to purchase land at 20 Crawford Street. Seconded by Mr. Roy Motion carried 4-1.

(3) RFP for 0 Airport Road

Ms. Donoghue discussed she is drafting an RFP for the 0 Airport Road.

Agenda Taken Out of Order

B. Putnam Place

(1) Integrity Medicare Advisors

Mr. Leonhardt indicated he did not want to split up the suits. He suggested putting a price tag of \$10.00/s.f. for rent but reduce the first year to \$5.00/s.f., \$7.50/s.f. for the second year, \$10.00/s.f. the third year.

Mr. Aubin said he would look into it and left the meeting.

FRA Properties (A) Continued:

(1) 66 North Street

Ms. Donoghue discussed a request from the owners of 66 North Street to purchase the small FRA-owned lot between their house and the chicken restaurant. The Board discussed and decided to hold off on the request to see what happens with the development at 49 Snow Street and asked Ms.

Donoghue to see if Bill Krikorian (buyer of 49 Snow Street) spoke to the owners of 66 North Street himself.

Putnam Place (B) Continued:

(1) Building 3

Mr. Leonhardt suggested selling the building to Mr. Coull at anywhere between \$1.00 and market value but lease the land the building is on. He added part of the deal would include Mr. Coull demolishing Building 6/Power Plant.

Mr. Caron asked Ms. Donoghue to request a scope of work accompanied by itemized costs from Mr. Coull.

(2) Facilities Report

Mr. Amico spoke of the River Styx drainage issue adding that their toilets may be getting backed up due to a drainage issue. Mr. Caron suggested purchasing a macerator.

Mr. Amico also proposed an LED project for the building (Building 2), adding that the project would pay for itself in 2.1 years.

Mr. Leonhardt motioned to approve the LED project for Building 2. Seconded by Dr. Bayless. Motion carried 5-0.

c. EXECUTIVE SESSION

Mr. Caro motioned to enter into executive session, not to return to the regularly scheduled meeting. Seconded by Mr. Leonhardt/ Motion carried 5-0.

5. ADJOURNMENT

Mr. Leonhardt made a motion and seconded by Dr. Roy to adjourn 9:32 A.M. The motion carried 5-0.

NEXT MEETING SCHEDULED: June 15, 2021

Respectfully submitted,
Meagen P. Donoghue
Executive Director