



FITCHBURG REDEVELOPMENT AUTHORITY  
renewing • revitalizing • rebuilding

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# MEETING MINUTES

## Executive Session

January 18, 2022

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

*Meeting held via Zoom*

**MEMBERS PRESENT:** Charles Caron, Chair  
Jay Roy, Vice Chair  
Laura Bayless, PhD, Treasurer  
Laura O’Kane, Member  
Chris Bujold, Member

**OTHERS PRESENT:** Rick Boscardin, 808 Main Street, Sentinel Building  
Meagen Donoghue, Executive Director, FRA  
Tony Amico, Facilities Manager, FRA  
Sarah Stebulis, Business Administrator, FRA

### 1. Executive Session

Mr. Boscardin, owner of 808 Main Street, the Sentinel Building met with the Board. A Letter of Intent to purchase the building was sent, but the asking price was not well received. Ms. Donoghue stated that if we move forward, two (2) appraisals will be needed and the price in between would be the formal offered price. Mr. Boscardin stated that he has other interested parties in the property. The Board decided not to move forward with the expensive appraisal process if Mr. Boscardin has other interested parties, as he doesn’t seem interested in selling to the FRA based on our letter of Intent.

Ms. Donoghue asked the Board to please read and review the Urban Renewal Plan draft and have any comments to her by Friday, January 21, 2022.

Further discussion regarding the request to extend grant period for 409 Main Street continued.

Ms. O’Kane motioned to approve a 6 month extension on the grant for 409 Main Street, conditional upon milestone updates, and to be revisited in 6 months for further extension. Seconded by Mr. Bujold. The motion carried 4-0.

The Board briefly discussed Work Inc. and what the square footage rate would be for the unit and our terms of built to suit, which would be added to their rent as a separate loan. Ms. Donoghue will send the Board a list of all the Putnam Place rents and the breakdown of cost per square foot. She stated that the space they are looking at is similar in size to our tenant, NEON, and the rent would probably be similar based on square footage.

**2. ADJOURNMENT**

Mr. Caron motioned to adjourn the executive session Board meeting and adjourn at 9:41 am. Seconded by Ms. O’Kane. The motion carried 4-0.

**NEXT MEETING SCHEDULED:** February 15, 2022

Respectfully submitted,

Sarah U. Stebulis  
Business Administrator