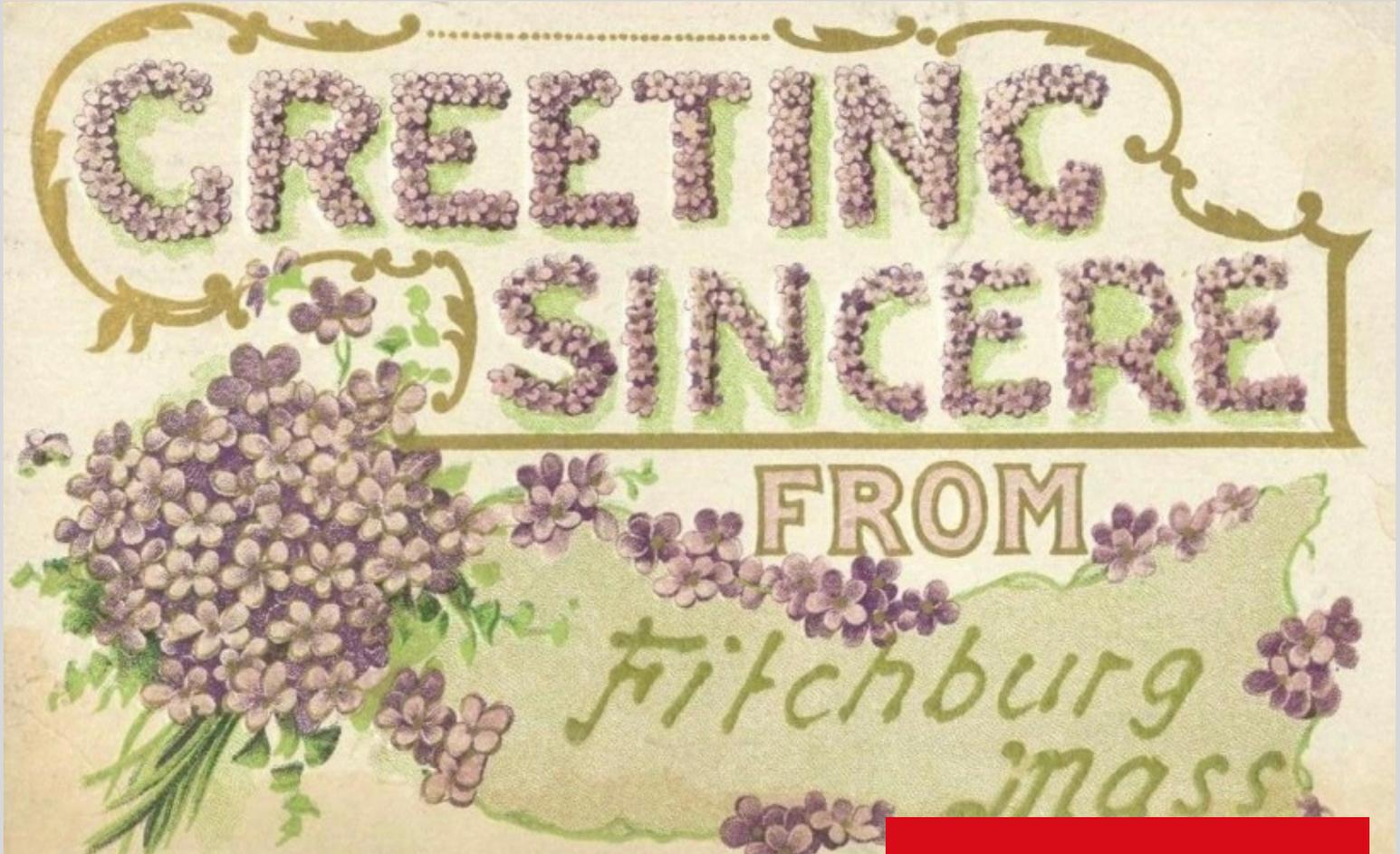




FITCHBURG REDEVELOPMENT AUTHORITY  
renewing • revitalizing • rebuilding

# FRA CONNECTOR

Issue 1 • June 2022



## WHO WE ARE

### MISSION

The FRA is committed to implementing imaginative, creative development that achieves the community's best interest within the Urban Renewal District. Our goal is to work in the public's interest to facilitate infrastructure investments and development projects that integrate commercial, housing, civic and open spaces use. We are a public real estate entity with a unique set of development tools, working in close partnership with the City of Fitchburg and other organizations.

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# MEET THE BOARD



## Charles Caron, Chairman

Charles Caron, Fitchburg native  
Local business owner, Manager, Real Estate Professional, Maker  
Hoping my leveraging of a solid academic, real world business practices , real estate and engineering background helps our community develop a better Fitchburg.

## Jay Roy, Vice Chairman

Jay Roy was born and raised here in Fitchburg. He graduated from St. Bernard's High School and received an MBA from Fitchburg State. He went to work managing luxury apartment communities for a fortune 1000 company before leaving to join the fire department in 2015 as a firefighter/EMT, all while also working at the family business Roy's Home Rehab and RHR Realty, where he's rehabbed dozens of homes in North Central Mass. He builds quality cedar swing sets for Triumph Play Systems of Ashburnham, and is a self taught photographer and videographer that does real estate shoots and small business promotion work. For fun he likes to travel around the world, and visit local restaurants and shops. He lives with his girlfriend and their amazing black lab. Jay joined the board because he has a unique insight to the people of Fitchburg through the Fire Dept. and wants to make a bigger impact on helping this city prosper.



## Chris Bujold, Treasurer

Chris is a graduate of Fitchburg High School, and the University of Connecticut. With a background in Real Estate and Urban Economics, he invested in Main Street in 2004, and continues to advocate for the downtown area. Currently he works in the Enterprise Software industry, and lives in Fitchburg with his family.

## Laura Bayless, Ph.D.

Laura Bayless moved to the City of Fitchburg in 2017 when she joined Fitchburg State University as the Vice President for Student Affairs. One of the things that impressed her about Fitchburg State was the university's active and positive collaboration with the City of Fitchburg, and she loves that her role on the FRA Board is a piece of that commitment. She is a frequent presenter, consultant, and podcaster. Laura lives in Fitchburg with her husband and an evolving number of her five stepchildren and their friends.



## Laura O'Kane

Laura O'Kane, CCIM, my husband and I have lived in Fitchburg for over 30 years and raised four children in this wonderful City. I enjoy a career in commercial real estate with a focus on asset and property management, retail redevelopment and retail leasing and am honored to serve as a member of the Fitchburg Redevelopment Authority.

## MEET THE STAFF



### Meagen Donoghue, Executive Director

Meagen Donoghue brings with her a breadth of experience including economic development, grant writing, planning, and historic preservation, to name a few. She previously served as the Director of Planning and Community Development for the Town of Sudbury and has worked in other communities in various economic development and planning capacities including for the Town of Webster, MA, the City of Worcester, and the City of Chicopee. Since arriving in Fitchburg, she has spearheaded updating the Urban Renewal Plan, the sale of several long-time owned FRA properties, and the administration of FRA grants including during the Covid-19 Pandemic. Meagen earned her Masters Degree in Regional Planning from the University of Massachusetts, a Masters Degree in Higher Education from Syracuse University and a Bachelor's Degree in History from Elmira College. She lives in Worcester with her husband and two boys.

### Tony Amico, Facilities Manager

Tony Amico is the Facilities Manager at the Fitchburg Redevelopment Authority and has lived in Fitchburg his whole life, with the small exception of 5 years when he lived in Westminster. He attended Monty Tech High School, where he studied machine shop, and received his BS in Industrial Manufacturing from Fitchburg State. He has previously worked at Simonds Saws in Fitchburg as a Facilities Manufacturing Engineer, DRS at Putnam Place as Facilities Maintenance Supervisor, and at Nanotech as an Application Engineer. Outside of work, when it's summertime he is in his garden, at the gun club or outside playing with his wife and two boys. In the winter he enjoys cooking and going to the gym.



### Sarah U. Stebulis, Business Administrator

Sarah Uhlendorf Stebulis was excited to join the FRA team at the end of 2021 in the newly created role of Business Administrator. She grew up in nearby Pepperell, and has a BA in American History from Keene State College. She has had a wide variety of professional roles in public and private sectors, including positions for the City of Lowell's Historic Board, Preservation Worcester, Museum Textile Services, Worcester Public Schools, and Fruitlands Museum. She has served on the Holden Historic District Commission since 2019. In her down time, she enjoys antiques, gardening, and exploring the outdoors by foot or kayak. She lives in Holden with her two sons and two dogs.

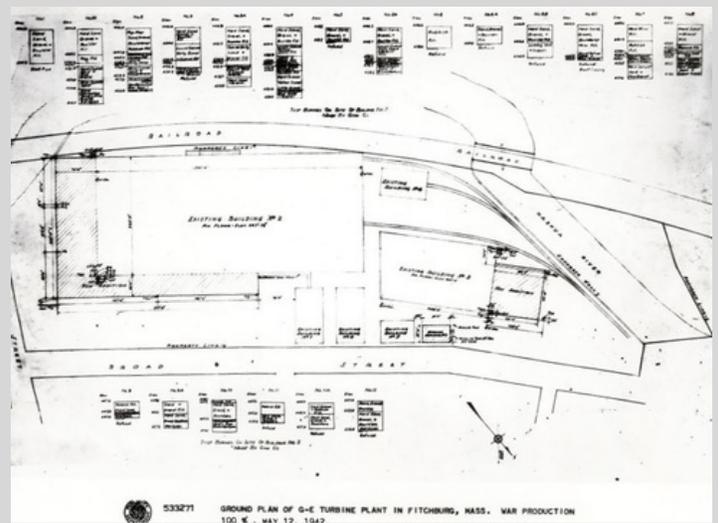
## A HISTORY OF OUR HEADQUARTERS: PUTNAM PLACE

You may have driven by Putnam Place at 166 Boulder Drive countless times, but never knew its great history and impact on the Fitchburg community. Many people associate it with being the old City Hall, River Styx, or "the old GE property." But did you know the Fitchburg Redevelopment Authority has owned the entire property since 1999?

The "old GE plant," the place where many residents once worked in the large campus is located just one block from Main Street along Boulder Drive. The site was utilized by General Electric to manufacture electric turbines from circa 1941 until 1998. The property comprised of several buildings including the main factory, a machine shop, office building, many smaller ancillary buildings, and a power plant which supplied power to the entire campus. Today, only three of the buildings remain; Building 2, which houses the FRA's headquarters and tenants, as well as Building 3/200 Boulder Drive, and Building 6, the former power plant.



587099 G-E FITCHBURG WORKS - GENERAL ELEVATED VIEW.  
 FILING NO. 119 E327.19 1-12-42



533271 GROUND PLAN OF G-E TURBINE PLANT IN FITCHBURG, MASS. WAR PRODUCTION  
 100 & MAY 12, 1942

Elevated view of the General Electric Works from 1942.

Site plan of the General Electric Turbine Plant from May 12, 1942, used in war production for World War II.



587098 MACHINE SHOP - SOUTH-SIDE VIEW. BUILDING 2 OF G-E FITCHBURG WORKS.  
 FILING NO. 119, 8579 E327.19 1-12-42

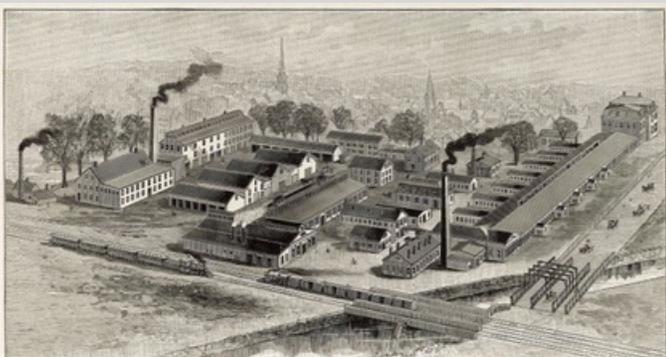


587102 NORTH HIGH BAY IN MACHINE SHOP, BUILDING 2, OF G-E FITCHBURG WORKS.

Building 2 Machine Shop of General Electric Works from 1942, the main building that comprises Putnam Place today.

Building 2 Machine Shop of the General Electric Works from 1942, manufacturers of the Fitchburg Steam Turbine.

History tells us there was a life on the site before GE. Early in its history, from 1851-1886 the site was home to the Putnam Machine Company. Here they manufactured metalworking lathes and later steam engines. In 1886, Putnam Machine absorbed the Putnam Tool Company, which grew the site and existed until 1913, when New York City company Manning, Maxwell, and Moore, bought the business. Manufacturing of Putnam Machine's products carried on under Manning, Maxwell, and Moore. Interestingly, it appears that the Manning & Maxwell Machine Works Company shared the site with General Electric until 1950 when GE fully took over. However, the legacy of the Putnam Machine Company remains today with the nearby Putnam Street and Putnam Street bridge, adjacent to the property.



THE PUTNAM MACHINE COMPANY'S WORKS.  
 Corner Main and Putnam Streets.



PUTNAM MACHINE CO. DRAFTING ROOM 1905-1907

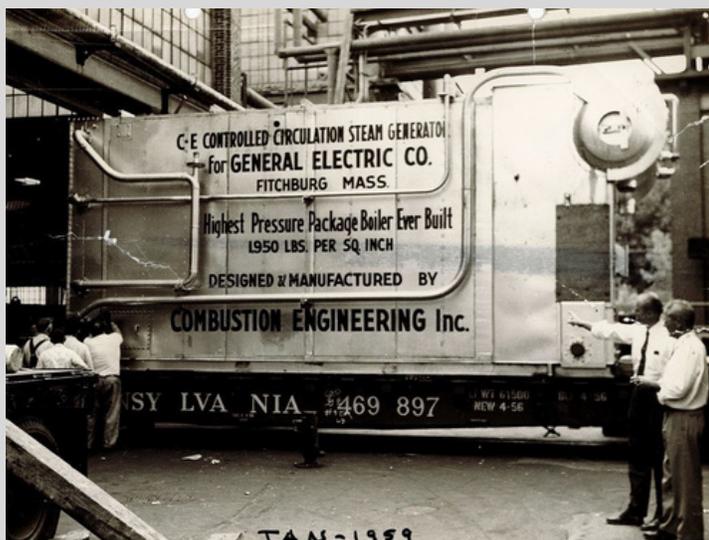
So how did the FRA come to acquire the property? The City of Fitchburg took control of the property once GE vacated the space. Subsequently, the City gifted it to the FRA who took ownership of entire site complex circa 1999. As part of redevelopment of the site into "Putnam Place," FRA leveraged several public and private funding sources to conduct cleanup, facility renovation, and improvements, and partial building demolition, all completed in 2004. In 2014, the original GE office building was demolished to make way for more parking for our tenants.



Putnam Place today, owned and managed by the Fitchburg Redevelopment Authority.

Today the property is home not only to the FRA, but also the Northern Worcester County Registry of Deeds, Leonardo DRS, River Styx Brewing, Fitchburg Fiber, LLC, and the National Ecological Observatory Network, or NEON, a National Science Foundation laboratory. We like to call it the Swiss Army Knife of buildings given the diversity of tenants.

In the future, you will be seeing new tenants move into the former City Hall space and Building 3/200 Boulder Drive, but if you or you know someone or a business that is looking for space, please call the FRA's executive director, Meagen Donoghue at 978-345-9602 for more information.



1959 General Electric Controlled Circulation Steam Generator, highest pressure package boiler ever built at that time.

## Let's stay in touch...

[www.fitchburgredevelopment.com](http://www.fitchburgredevelopment.com)

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## Follow us...

