



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

MEETING MINUTES

Executive Session

March 15, 2022

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

Meeting held in person and via Zoom

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

OTHERS PRESENT: Meagen Donoghue, Executive Director, FRA
Tony Amico, Facilities Manager, FRA
Sarah Stebulis, Business Administrator, FRA

1. EXECUTIVE SESSION

Ms. O’Kane motioned to open the Executive Session at 9:16 and not return to the Regular Meeting. Seconded by Mr. Bujold. Motion carried by 4-0 vote.

A. 808 Main Street

(1) To discuss potential purchase of property

Mr. Boscardin still wants the FRA to consider the purchase 808 Main Street. It is understood that he paid about \$160,000 for the property and is looking to get in the \$800,000 range for it. FATV is very interested in purchasing this property and asked if the FRA could take it by eminent domain if FATV agreed to do the build out and a rent-to-own lease. The Board all agreed that we did not want to take this property by eminent domain.

Ms. Donoghue stated that the mayor has expressed to her that he would like the FRA to look into taking both the old Woolworths Building and the building where Kingston Island Restaurant and the Bowling Alley currently are located by eminent domain. Both are key

buildings in the downtown redevelopment plan. The Board seemed open to learning more about this idea for redevelopment.

The Board returned to the discussion of how to proceed with the request proposed by River Styx Brewing. Mr. Bujold asked if we want to consider a lease at a cost for only the hours which they are open. Ms. O’Kane said she doesn’t want to give them more space indefinitely and we need a clear plan in place to take the space back when we need it and as our building fills up with tenants. Ms. Donoghue stated that whatever we decide, it will be listed as their permanent description of premises. The Board discussed the idea of only extending to half the parking lot, charging a seasonal fee, and requiring an annual review of the lease, including the option to revoke use at any time. The Board all agreed that they do not want to give up the full parking lot, but that it could be approved by the FRA for specific events for which they can apply for a daily license with the city. *Ms. O’Kane left the meeting at 9:30.* The Board stated that a seasonal fee would be necessary as we would be giving up 20 parking spaces if we allow them to have use of half of that parking lot area. Ms. Donoghue stated that whatever the Board agreed upon would be an amendment to their parking lot lease. Mr. Bujold suggested that we could renew their current lease until a formal agreement is met. He stated the new lease term should be March 31,2022-March 31, 2023, so that it will be up for review again before the start of the next outdoor dining season.

Mr. Roy motioned to approve a revised parking lot lease based on the following parameters:

- FRA will lease half of the parking lot (same area as previously allowed).
- FRA will review the lease annually and approval in the future is not guaranteed.
- FRA has the right to reclaim the property without reason at any time with 30-days notice.
- \$1000 one-time seasonal use fee for use of the space from April 1-November 1, 2022.
- Approval of FRA for extension of premises for events and River Styx to apply for one-time liquor licensing for those events.
- River Styx will forfeit their 6 parking spots.
- River Styx will be responsible for maintaining the space at their cost and any maintenance deemed necessary by the FRA outside of that will be billed to River Styx by the FRA.
- If River Styx is in default (30 days past due) on any leases or loans, permission to use the space will be revoked.
- River Styx to remit updated insurance disclosures naming the FRA on it as soon as possible.

Seconded by Mr. Bujold. The motion carried 3-0.

2. ADJOURNMENT

Mr. Roy motioned to adjourn the executive session Board meeting at 10:08 am. Seconded by Mr. Bujold. The motion carried 3-0.

NEXT MEETING SCHEDULED: April 19, 2022

Respectfully submitted,

Sarah U. Stebulis
Business Administrator