



FITCHBURG REDEVELOPMENT AUTHORITY
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MEETING MINUTES

August 31, 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

OTHERS PRESENT: Stephan DiNatale, Mayor, City of Fitchburg
Deb Hinkle, Fitchburg Public Library (FPL) Director
Sharon Bernard, Former FPL Director
Meagen Donoghue, Executive Director, FRA
Tony Amico, Facilities Manager, FRA

ABSENT: Laura Bayless, PhD, Treasurer

1. MEETING CALL TO ORDER

Chairman Caron called meeting to order at 7:31 a.m.

2. GENERAL BUSINESS

A. Putnam Place

(1) Temporary Library Space

Ms. Hinkle summarized the Library Expansion Project and indicated it is funded by ARPA and MLBA monies. As a result of the project, the Library needs to find a temporary location for its operations and storage and requested the use of the remaining vacant units within Building 2.

Mr. Caron asked about the timeline of the build out and the Mayor responded 2-3 years maximum. He also indicated the urgency of moving much sooner than later is due to the aging boiler as well as the State is threatening to give money to another community if the City does not meet its benchmark. Mr. Caron asked if the move-id date of 10/18/2022 was realistic. Ms. Hinkle added the requirement is that the building needs to be at a certain temperature thus the shut down in mid-October. She noted architect Jeff Hoover from

Tappe would lay out the temporary space. Mr. Caron suggested October 1, 2022 of the start of the lease.

Ms. Donoghue asked if they were amenable to a year-by-year lease. Ms. Hinkle said yes.

Ms. Bernard indicated they would like the entire former City Hall space (Suites 105-110) as well as Suites 102-103. Ms. Hinkle concurred.

The Mayor, Ms. Hinkle, and Ms. Bernard departed.

Discussion among the Board continued:

Mr. Caron asked what the status of 427 Main Street (former Woolworths Building) was and suggested we purchase or take through Eminent Domain.

Ms. O’Kane expressed Fitchburg needs the library and she’s in favor of their request.

Mr. Roy expressed he wished there was a better option for the library’s temporary space. He suggested structuring the lease into 2 separate spaces and \$11.00/SF across the board for all units.

Mr. Caron motioned to lease the remaining vacant space in Building 2, approx.. 16,000SF to the Library on an annual basis at \$11.00/SF with a 90-day notice to terminate the lease by the FRA or the City. Seconded by Ms. O’Kane. Motion carried by 3-0 vote.

3. ADJOURNMENT

Mr. Caron motioned to adjourn the Board meeting at 8:20 a.m. Seconded by Ms. O’Kane. The motion carried 3-0.

NEXT MEETING SCHEDULED: September 20, 2022

Respectfully submitted,

Meagen P. Donoghue
Executive Director