



FITCHBURG REDEVELOPMENT AUTHORITY
renewing • revitalizing • rebuilding

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MEETING MINUTES

June 29, 2023

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

Meeting held in Person and via Zoom

MEMBERS PRESENT: Charles Caron, Chair
Maribel Cruz, Treasurer
Laura Bayless, Member
Laura O’Kane, Member

OTHERS PRESENT: Darnell Dunn, Rubric
Anthony Galgano, True Robotics
Bill Krikorian
Meagen Donoghue, Executive Director, FRA
Bob Hasche, Facilities Manager, FRA
Sarah Stebulis, Business Administrator, FRA

1. MEETING CALL TO ORDER

Chairman Caron called meeting to order at 7:35 a.m.

2. GENERAL BUSINESS

1. Discussion of Possible Lease for Suite 102
 - a. True Robotics to present
Mr. Galgano introduced his company, True Robotics, to the Board and described that they create classroom robotics kits for STEM learning for grades 5-8, as well as offer professional development. They have outgrown their space in Worcester and are looking to expand to Fitchburg. They are seeking a net lease of \$2,000 for Suite 102, and first right of refusal for leasing space in Suite 103. The Board said

they would discuss numbers further in executive session and get back to them with a proposal.

Anthony Galgano left the meeting at 8:00 a.m.

2. Discussion of Possible Purchase/Land Lease of 200 Boulder Drive

a. Bill Krikorian to Present

Mr. Krikorian addressed the Board about purchasing 200 Boulder Drive for the price of \$1,000,000, with a 90-day due diligence. Mr. Caron asked him was his concept was for the site, and he intended to keep it industrial, as he feels its not suitable as commercial space without a huge investment. He would like to rehab the mezzanine to be office space, do exterior and façade restoration and have the electrical to the building be isolated and separated. Mr. Krikorian stated that he would have a site plan done to show parking and potential land easements.

Bill Krikorian and Darnell Dunn left the meeting at 8:20 a.m.

3. EXECUTIVE SESSION

1. M.G.L. c. 30A, §21 allows for any discussion of the lease of real property that may have a detrimental effect on the negotiating position of the public body.

The Board did not enter executive session.

Ms. O’Kane motioned to enter the executive session Board meeting at 8:21 a.m. Seconded by Dr. Bayless. The motion carried 4-0.

The Board discussed lease terms for True Robotics.

Sarah Stebulis left the meeting at 8:47 a.m.

4. ADJOURNMENT

Dr. Bayless motioned to adjourn the Board meeting at 9:30 a.m. Seconded by Ms. O’Kane. The motion carried 4-0.

NEXT MEETING SCHEDULED: July 18, 2023

Respectfully submitted,

Sarah U. Stebulis
Business Administrator