



FITCHBURG REDEVELOPMENT AUTHORITY
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MEETING MINUTES

August 27, 2025

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
Maribel Cruz, Member
Laura O’Kane, Member

OTHERS PRESENT: Tracy Sladen, FRA Realtor
Jeff Skell, potential tenant for Suite 112
Jeff Aveni, Attorney
Meagen Donoghue, Executive Director, FRA
Sarah Stebulis, Business Administrator, FRA
Bob Hasche, Facilities Manager, FRA

1. MEETING CALL TO ORDER

Chairman Caron called meeting to order at 8:01 a.m.

2. GENERAL BUSINESS

A. Prospective lease presentation, Suite 112

1. Dr. Jeff Skell to present

Tracy Sladen introduced Jeff Skell who is interested in leasing Suite 112 as a site for his research and development of botanical and supplement products. He is interested in the entire space as is and would be doing some fit out including hoods for ventilation. Dr. Skell has a PhD in pharmaceutical sciences and works in ethno-botanical product development and formulation. He currently has active contracts for R&D and others contracts that he is actively pursuing. He has used and will continue to use small businesses in Fitchburg for machine products and engineering. He estimates it will just be himself and his chemist to begin with the potential to grow to 6 employees.

Mr. Roy asked if there would be any odor from the chemicals or processes they plan to do. Dr. Snell said there could be some odor, but they would be able to use carbon capture and ventilation to mitigate that.

Jeff Aveni joined the meeting at 8:34 a.m.

Dr. Snell stated that he is looking for a 5-year lease with options to extend, which would hopefully be executed by his predecessors. Ms. O’Kane asked what his timeframe for being in the space was. Dr. Snell stated by January 1, 2026 would be ideal and most realistic, as they will need some time for buildout.

Jeff Skell left the meeting at 8:46 a.m.

Tracy Sladen left the meeting at 8:50 a.m.

3. EXECUTIVE SESSION

Mr. Roy motioned to adjourn the Regular Board meeting and not return and enter into Executive Session at 8:51 a.m. Seconded by Ms. O’Kane. Motion carried 4-0.

4. ADJOURMENT

NEXT MEETING SCHEDULED: September 17, 2025

Respectfully submitted,

Sarah U. Stebulis
Business Administrator