

MONTAGUE ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION

MEETING MINUTES

Wednesday, May 16, 2012 at 5:00PM
Montague Town Hall Downstairs Conference Room

Board Members Present: Andrew Killeen –chair, Lynn Reynolds, Linda Ackerman, Nate Donovan

Board Members Absent: none

Staff: Walter Ramsey- Town Planner

Also present: Don Clegg, Jen Downs, Frank Abbondonzio, Pat Allen, Michael Muller, Charles Kelly, Roy Rosenblatt, Chris Curtis (Recorder)

Meeting called to order at 5:30 PM by Andrew Killeen

The minutes of 4/25/12 as prepared by the Planner were approved unanimously.

38 Avenue A : updates

Walter R. reported recent developments:

- 1- DCR has fully executed the amendment to the 512 agreement.
- 2- Town Meeting appropriated funds to remediate 38 Ave A- but the motion denied the EDIC the power to demolish the structure with Town funds. Inadvertently, the town meeting had appropriated more funds that are required. Andrew K noted that the EDIC has no intent to use the extra appropriation. In the best case scenario the town would not need to contribute any funds.
- 3- The building inspector's deadline has passed but he has not pressed further action as he appears to be satisfied that progress is being made.

MCCI reuse proposal: Grand Trunk Cultural Media and Cultural Center

Mik Muller presented on behalf of MCCI the most recent proposal dated May 16 2012. The most notable development from previous incarnations of the proposal is that this entails the conveyance rather than lease of the property to MCCI. His plan will be in the red the first year and in the black by the second. The plan is to install a gabled roof with 30 year shingles.

-MCCI proposes that a PILOT would not entered into until the 3rd or 4th year. The Commission would like an earlier PILOT. Everyone agreed that the PILOT should based on new assessed value.

-The town would be offered right of first refusal/option to purchase- but it is unclear how this will affect MCCI's ability to secure a bank loan.

-The cost of insulation will be included in revised document at the request of Lynn R.

-The lawn will continue be a 'public space' but will be managed by MCCI. Walter R will look into proper management structure that ensures public interests are met- particularly toward public art and the farmers market.

-There is not a formal site plan review process as required by zoning. The Board expressed interest in a visual depiction of the roof and quality control. The building inspector will require stamped roof plans.

-General comments were supportive of a natural gas and /or solar energy system.

Action items:

-Walter R. will prepare a draft of the P+S based on the discussion points

-MCCI will secure evidence of their ability to obtain bank financing

Next meeting: The board will meet again in 1-2 weeks with the goal of agreeing on the terms of a purchase and sale agreement.

Meeting adjourned at approximately 6:15PM

Approved by: _____ Date: _____