

**MONTAGUE ECONOMIC DEVELOPMENT
AND INDUSTRIAL CORPORATION
TOWN HALL
1 AVENUE A
TURNERS FALLS, MA 01376**

Meeting Minutes

Wednesday, November 14, 2012 at 5:30PM

Town Hall – Downstairs Meeting Room

1 Avenue A, Turners Falls, MA

Present: Lynn Reynolds, Moon Morgan, Don Valley, Linda Ackerman, Richard Ruth

Absent: none

Also Present: Walter Ramsey-Town Planner

Public Present: none

Meeting called to order at 5:35 PM

1) Reorganization of board

Motion by DV to nominate LR to chairperson on the condition that the appointment be for six month period. Seconded by MM. All approved. Motion Passed.

Motion by DV to nominate MM to secretary on the understanding that the Planner will be the primary person to draft minutes. Seconded by LA. All approved. Motion Passed.

Motion by LA to nominate DV as Vice-Chair for a period of six months. Seconded by RR all approved. Motion Passed.

LA will continue her role as Treasurer. Two positions remain open on the MEDIC.

2) Correspondence with Building Inspector and Board of Health regarding 38 Avenue A.

Walter presented a proposal from Renaissance Builders for roof repairs to 38 Avenue A. Planner solicited proposals from two other roofing companies and neither supplied a proposal. Scope includes repair to all splits and cracks in asphalt and rubber membrane sections of the roof for a cost of \$2,911. It was consensus that this was a 'band-aid' fix but is the most appropriate action as it will but time to dispose of the property and move toward compliance with Building Inspectors Orders. This action to be paid for using the Town Meeting appropriation.

Motion by MM to accept the proposal for roof repairs by Renaissance Builders. Seconded by RR. All approved. Motion Passed.

LR signed the contract document

Planner will send the contract document to Renaissance. And share this information with the Building Inspector and Health Director
RR will contact Renaissance about whether access to the building interior will be required or not

3) Executive Session for discussion of the disposition of real estate to Montague Community Cable INC- 38 Avenue A (terms, requirements of sale etc.)

*Motion by LA to enter executive session for the disposition of real estate per determination by the chair that a public discussion will influence the negotiation
Seconded by DV. Roll Call Vote: LR- Aye, RR-Aye, DV-Aye, MM-Aye, LR-Aye.
Motion Passed.*

Entered Executive Session at 6:32 PM

Exited Executive Session at 7:15 PM

4) Items not anticipated with the 48 hour posting requirements

Planner noted that the liability insurance for 38 Avenue A will expire on 1/4/13. Current policy is through Partridge-Zchau with a premium of approx \$700. MM will first research if further auditing is required beyond the work done in April by ML McGrath. LA raised concern that being cover for liability is more important than being protected from an audit. Walter to seek renewal paperwork or new quote if necessary. Walter to look up name of auditor from Greenfield. Walter to distribute ML McGrath's report to MEDIC.

Motion by DV to authorize the chair to sign an insurance policy renewal for 38 Avenue A up to \$1,500- subject to MM's review of records. Seconded by LA. All approved. Motion Passed.

Next Meeting Tues Dec 18 3:30 PM at Town Hall

**MONTAGUE ECONOMIC DEVELOPMENT
AND INDUSTRIAL CORPORATION
TOWN HALL
1 AVENUE A
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Executive Session Minutes

Wednesday, November 14, 2012 at 6:32PM

Town Hall – Downstairs Meeting Room

1 Avenue A, Turners Falls, MA

Present: Lynn Reynolds, Moon Morgan, Don Valley, Linda Ackerman, Richard Ruth
Absent: none

Also Present: Walter Ramsey-Town Planner

*Motion by LA to enter executive session for the disposition of real estate per determination by the chair that a public discussion will influence the negotiation
Seconded by DV. Roll Call Vote: LR- Aye, RR-Aye, DV-Aye, MM-Aye, LR-Aye. Motion Passed.*

MEDIC offers the following documents to MCCI regarding their proposed purchase of 38 Avenue A:

- Grant of Right to Purchase Property
- Purchase and Sale Agreement
- Land Development Agreement

And also the following supporting documents for your reference:

- 512 Agreement Amended # 2 Executed 5/21/2012
- Town of Montague Design Guidelines (available on Montague Planning Board Website)

MEDIC offers the following comments in response to the proposal dated 8/1/12.

- Gateway aesthetics are the paramount concern. The final proposal shall demonstrate consistency with Downtown Turners Falls Design Guidelines for façade and siding. Design by a registered architect is preferred.
- A design with gabled roof is strongly preferred
- Proposal shall articulate and demonstrate consistency with 512 Agreement Amendment
- Site Plan shall be submitted to MEDIC for review
- Great Falls Farmers market shall be permitted to use the lawn at least one day per week and insured under the owner of 38 Ave A.
- Clarify floor plan and operational schedule

The MEDIC wishes to work with MCCI in a timely manner, thus MEDIC proposes formal response from MCCI by December 17, 2012 to be followed by a joint meeting with MCCI and MEDIC on Thursday January 17, 2013.

Motion by LA to distribute the foregoing documents and comment to MCCI. Seconded by DV. All Approved. Motion Passed.

Motion by LA to exit executive session for the disposition of real estate per determination by the chair that a public discussion will influence the negotiation Seconded by DV. Roll Call Vote: LR- Aye, RR-Aye, DV-Aye, MM-Aye, LR-Aye. Motion Passed.

Exited executive session at approximately 7:15 PM.