

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

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## **MEETING MINUTES**

Tuesday, February 5, 2013 at 5:00 PM  
Town Hall – Downstairs Meeting Room  
1 Avenue A, Turners Falls, MA

**Present:** Lynn Reynolds (Chair), Moon Morgan, Don Valley, Linda Ackerman, Richard Ruth

**Absent:** none

**Also Present:** David Jensen- Building Inspector

Meeting called to order at 5:15 PM by the chair

### **1) Approval of minutes 1/17/2013**

*Motion by Linda A. to approve the minutes from 1/17/2013 as prepared by the planner. Seconded by Don V. All Approved. Motion Passed.*

### **2) 38 Avenue A maintenance**

Linda to contact Renaissance roofers regarding whether they have contacted the Town Planner to discuss the leaking roof.

*Motion by Don V. to authorize the submission of the 2012 Annual Report to DHCD. Seconded by Moon M. All Approved. Motion Passed.*

### **3) Discuss MCCI Proposal for 38 Avenue A**

MEDIC reviewed the presentation made by Mik Muller of MCCI on January 17. Dave Jensen suggested that MEDIC consider selling the building to MCCI but lease the land on which the building stands.

Don asked that the text of the letter sent by Mik Muller to MEDIC on January 30 be made part of the minutes. See Appendix A.

Dave Jensen said the draft of the Land Development Agreement currently under consideration does not serve MEDIC well and can be read as offensive from the perspective of a developer. Don said requirements in the Land Development Agreement can be condensed because the 512-40 Memorandum of Understanding and Agreement includes a section (Article III, Section K) “to restrict the building and uses of any buildings or structures on Lot D or Lot d itself to uses compatible with the aesthetics, historical uses and the mission and purpose of the Great Falls discovery Center, and to include these restrictions as covenants running with the land in any deed or other conveyance of Lot D.”

Lynn expressed thanks to Dave Jensen on behalf of MEDIC for his participation in the meeting.

**4) Executive Session to consider the purchase, exchange, lease or value or real property namely 38 Avenue A – Turners Falls, MA.**

*Motion by Don V. 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 Linda A. All Approved. Motion Passed.*

Entered Executive Session at 6:10 PM.

Exited Executive Session at 7:20 PM

**5) Items not anticipated with the 48-hour posting requirement**

None were heard.

*Motion by Don V. to adjourn. Seconded by Linda A. All approved. Motion passed.*

Meeting adjourned at 7:25 PM

**Next Meeting:** February 12 at 5:00 PM at Town Hall.

**ADDENDUM A: Letter from Mik Muller Dated January 30, 2013**

Richard, et al,

Please note that I will not be able to attend the next meeting on February 5th. I will be at the February 12th meeting. I assume it's set for 5:00?

Here is something to think about in the mean time...

As you know MCTV is hoping that the EDIC will simply sell the building and walk away, with no language in the LDA, P&S or any other document that ties the organization to the building in any manner. This is item number 1 in MCTV's list of important things regarding the purchase. With all due respect, and with your pardon, we simply cannot purchase the building with any restrictions other than what already exists, ie; the 512 Agreement, Downtown plan, and existing building codes.

We need to know the EDIC's thoughts on this issue as soon as possible because MCTV is now entering into the performance reviews and contract renewal period with the Town of Montague, and we will need to revise our 2013 budget and three-year plan if it turns out that we are not buying the building.

I am therefore hoping that the EDIC will contemplate this issue at their next meeting and let us know how they stand soon after. If they are unwilling to walk away after the sale, then there is no reason for negotiations to continue.

I hope this message doesn't come across as heated or angry. I'm simply stating the position of MCTV's board.

Regards,

Mik

Minutes respectfully submitted by:  
Moon Morgan, Secretary

**Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_