

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

MEETING MINUTES

Thursday Jan 9, 2014 5:00PM
Town Hall – Downstairs Meeting Room
1 Avenue A, Turners Falls, MA

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

Absent: none

Staff: Walter Ramsey, Town Planner

Also Present: Mike Langnecht (MCCI), Veronica Phanuff (MCCI), John Reynolds (Town Meeting Member)

Meeting opened at 5:00 by Lynn Reynolds

Minutes of 10/16/13 were unavailable.

38 Ave A Demo Bid- results

Walter announced that bids were received earlier that day for the demo of 38 Ave A. 9 bids were received, ranging from \$24,750 to \$47,000. The board took some time to review the bids. Lynn directed Walter and Richard Ruth to review the 5 low bids. Walter will check references. An award cannot be made until after upcoming town meeting vote.

MCCI proposal update

Mike Langnecht updated the board on MCCI's attempts to finance their proposal for 38 Ave A. MCCI, after failing to get mortgage financing from several banks have been working with Commonwealth Capital (CC). According to Mike CC requires a purchase and sale agreement prior to qualifying MCCI for a loan. The EDIC has always been skeptical of transferring the lot for 1\$ without guaranteed financing.

Mike noted that there are two big obstacles to financing: The first is the cable contract, which is under negotiations. The second is the 512 contract.. Mike L recognized that the EDIC has been flexible and thanked them for their patience. He said he would share this sentiment at Town Meeting. All financing options appear to be on hold.

38 Ave A Insurance

Planner shared that the current policy expires today (1/9/14). The board agreed that a one year, rather than a six month policy would be prudent.

Motion by Linda A to renew the insurance policy for 38 Avenue A for one year. Seconded by Richard R. All Approved.

Lynn signed the application, to be filled out by Partridge-Zchau, the current insurer, once a quote is received by the planner.

Special Town Meeting Article

Walter put a placeholder article on the Special Town Meeting warrant, per last meeting. "To see if the town will vote to expand the scope of Article 1 of the Special Town Meeting of May 5, 2012 to allow the existing appropriation to be used for purpose of demolishing the building at 38 Avenue A."

The meeting is scheduled for 1/30/14. The low bids came in below the existing appropriation.

Motion by Don V. to send this request to Town Meeting. Seconded by Linda A. All Approved.

Meeting adjourned 6:24 PM

Next meeting: not yet scheduled

Minutes prepared by Walter R

Approved by:

Date: