

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

MEETING MINUTES

Thursday, April 10, 2014 at 4:30PM
Town Hall – Downstairs Meeting Room
1 Avenue A, Turners Falls, MA

All members present. Walter Ramsey, the town planner was also present.

Award 38 Ave A interior demo project

The funds were appropriated by Article 1 of the Special Town Meeting of May 5, 2012 . The EDIC is an entity established under MGL chapter 121C. Written quotes were solicited from pre-selected, qualified firms according to 30B procurement of services. The following three firms were solicited by the town planner, as the EDIC liaison over the phone between 2/26/2014 and 2/27/2014:

- F.A. Moschetti & Sons
- Accutech Insulation & Contracting, Inc.
- Jay-Mor Enterprises, inc.
- Renaissance Builders, Inc.

Each of the four firms were familiar with the project scope because they had responded to a previous RFP for complete demolition, of which abatement services was a component of that project.

Two written proposals were received: Accutech Insulation & Contracting, Inc.: \$14,390 base bid + \$2,600 alternate= \$16,990 and Renaissance Builders, Inc - \$24,600

The EDIC reviewed the proposals and awarded the work to Accutech on a motion by Moon Morgan. The motion was seconded and approved unanimously.

Walter was asked to administer the project for the EDIC.

Review and potentially issue request for proposals for 38 Ave A

An RFP will be distributed through the Planning Department. It will be released in June and due in August. The invitation is attached.

“The Montague Economic Development and Industrial Corporation invites proposals for the acquisition and development or the lease of 38 Avenue A, a prime development lot in

downtown Turners Falls, the largest village in the Town of Montague. The MEDIC's preference is to sell the property, but if a satisfactory development sales offer is not forthcoming, the EDIC will consider a lease offers that meets the minimum criteria that have been established. A development team may consist of for-profit developers, non-profit developers, owner/user builders or development consultants. The property consists of .35+/- acres with a one-story slab on grade building that measures 40'-2" x 50'-5", a total area of 2,225 square feet. The EDIC seeks the broadest range of rehabilitation or new development proposals for review with the intent of entering into a development agreement which meets the Town's goals, will result in the transfer of ownership of the property to a private entity, and will result in the successful development of the property. The deadline for submitting proposals is 2 p.m. on Thursday, August 14, 2014. A project briefing and site inspection will be held on Wednesday June 25, 2014 at 12:15PM at Montague Town Hall."

Economic Development Plan updates

A draft of the Economic Development Plan was been prepared by the Town Planner. The plan was presented to the EDIC to the Planning Board on March 25, 2014 following the opportunity for public comment at a public hearing. Town meeting will vote to accept the plan on May 3, 2014.

Meeting adjourned at 5:45.