

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

MEETING MINUTES

Tuesday May 16, 2017 at 4:00PM
Town Hall – Downstairs Meeting Room
1 Avenue A, Turners Falls, MA

Present: Linda Ackerman, Moon Morgan, Richard Ruth, John Furbish
Staff: Walter Ramsey

Meeting was called to order by M. Morgan at 4:03PM

Approve minutes

Motion to approve 6/8/16 minutes by M. Morgan. Seconded by L. Ackerman. Motion passed unanimously

Re-organization of Board

Motion to nominate M. Morgan to be Chair by R. Ruth. Seconded by J. Furbish. Motion passed unanimously. M.Morgan abstaining

Motion to nominate R. Ruth to be Vice-Chair by L. Ackerman. Seconded by J. Furbish. Motion passed unanimously. R. Ruth Abstaining

Motion to nominate L. Ackerman as Treasurer R. Ruth. Seconded by J. Furbish. Motion passed unanimously. L. Ackerman abstaining.

Financial Accounting

Treasurer reported no significant financial changes since last meeting. W. Ramsey concurred that there have been no EDIC account expenses since last meeting. L. Ackerman requested that Commission appoint primary signatories for all financial accounts held by the EDIC.

Motion to authorize Chairman M. Morgan to be primary signatory for all financial accounts held by the Montague EDIC by J. Furbish. Seconded by L. Ackerman. Motion passed unanimously. M. Morgan abstaining.

Motion to authorize Vice-Chair R. Ruth to be the alternate signatory for all financial accounts held by the Montague EDIC in the event of M.Morgan's unavailability or absence by J. Furbish. Seconded by L. Ackerman. Motion passed unanimously. R. Ruth abstaining.

Renew 38 Ave Creemee Lease

Country Creemee would once again like to place picnic tables on the lawn for use by their patrons. Creemee cover cost of additional EDIC insurance (approx. \$211) to be pro-rated as a monthly fee. Could be paid as lump sum. Annual agreement. Same text as last year's agreement. Everyone agreed that last year's arrangement was successful.

Motion to execute lease as presented by R. Ruth. Second by J. Furbish. Motion passed unanimously.

Great Falls Farmers Market

W. Ramsey announced that the Great Falls Farmers Market will use the 38 Ave A lawn again this year (May-Oct).

38 Ave A Insurance

Walter notified the EDIC that the insurance company has recommended covering the roof with a tarp to prevent water from entering the building. Failure to do this by June 11 may result in cancellation of insurance. Walter has already coordinated with DPW to address this.

Motion to authorize town planner and town officials to take action to correct this action. EDIC may pay material costs if necessary. Seconded by J. Furbish. Motion passed unanimously.

Review Draft Land Development Agreement and Purchase and Sale Agreement for 38 Ave A

The Planner has been working with town counsel and buyers on the draft agreements. The EDIC reviewed the draft documents and were generally comfortable with the language and timeframe. The Commission was amenable to combining phase I and phase II and allowing construction of combined phase I and II within 12 months of completing the sale. The Commission was also amenable to a 5 year limitation on building alterations. The goal is sign the purchase and sale agreement in June. Buyer has conducted environmental due diligence. There was discussion about the level of site plan and architectural review by the EDIC and overlap with Zoning Board permits. The board wishes to review the exhibits of the agreement (design plans, financials, construction schedule) at the next meeting. No votes taken.

Motion to adjourn by J. Furbish. Second by L. Ackerman. Motion passed unanimously.

Meeting adjourned at 4:50PM

Respectfully submitted,



Walter Ramsey
Montague Town Planner, Liaison to MEDIC