

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

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## **MEETING MINUTES**

Wednesday May 9, 2018 at 4:00PM  
Town Hall – Downstairs Meeting Room  
1 Avenue A, Turners Falls, MA

Present: Moon Morgan (Chair) Linda Ackerman, Richard Ruth, Ella Ingraham John Furbish

Staff: Walter Ramsey

- 1) Minutes of 2.8.2018 were approved unanimously
- 2) Consider execution of Purchase and Sale agreement closing date extension through May 30, 2019. Request is from Crabapple. Project has been delayed due to delays in FERC re-licensing process. Crabapple and Town hope that the issues are cleared up over the next year so that developer can process to purchase and develop the property. Planner has worked with counsel to draft the extension. Crabapple has agreed to cover the cost of a new tarp on the roof of the building.

**MOTION:** by JF to grant an extension of the purchase and sale agreement with Crabapple Whitewater for 38 Avenue A through May 30, 2019, subject to buyer providing reimbursement to seller for expense of carrying abandoned building insurance for an additional year and for the expense of new tarps to protect the roof at total cost not to exceed \$1000 and to authorize the Chair to execute any and all documents pertaining to the granting of the extension. Seconded by EI. Motion Passed unanimously.

- 3) Consider Ja'Duke's Letter of Intent to purchase a 2 acre parcel in the Airport Industrial Park from the Town of Montague (Assessors Map 17 Lot 55). Purchase will enable construction of new 500 seat theater to expand current facility. Ja'duke formerly had a right of first refusal that had recently expired.

**MOTION** by EI to authorize the chair to execute a deed for the sale of Assessors Parcel ID 17-0-055 (2.098 acres) from the Town of Montague to JaDuke, Inc., subject to the Revised Restrictive and protective covenants of the Airport Industrial Park and in accordance with the Montague Economic Development Plan. Seconded by LA. Motion Passed unanimously

- 4) Updates on Franklin Regional Transit Authority plans. FRTA received 1/3 of the funding that they need from the federal government. Project is going through a re-design phase.
- 5) Planner announced that Economic Opportunity Areas Approved. This enables developers to access incentives for developing in certain areas of town.
- 6) Zoning Changes being considered by the Planning Board relating to EDIC. Planner provided an overview which includes streamlining certain commercial and industrial permitting process and modestly increasing the supply of commercial land in town. There were no objections from the EDIC.
- 7) Topics not anticipated in the 48 hour posting requirement: none

Meeting closed approximately 5:30 PM