

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

MEETING MINUTES

Wednesday October 2, 2019 at 4:00PM
Town Hall – Second Floor Meeting Room
1 Avenue A, Turners Falls, MA

Present: Moon Morgan, John Furbish, Linda Ackerman, Richard Ruth, Ella Ingraham
Staff: Walter Ramsey, Steve Ellis

Meeting called to order at 4:00PM by Moon Morgan.

1) Approval of Minutes:

MOTION to approve minutes of 7/24/19 by LA, Seconded by RR. All approved. Motion Passed.

2) Review and Consider responses received from 38 Avenue A Request for Expressions of Interest

WR reviewed the Request for Expression of Interest (RFI), the overall solicitation process which included outreach to regional real estate professionals, area developers, local landowners and businesses. Two proposals were received and were distributed to the MEDIC ahead of the meeting.

Richard Ruth Recused himself from discussion pending an option from Mass Ethics Commission about whether he can be involved as both a EDIC and ZBA member.

Linda Ackerman disclosed that the bank she works does not have business relationship with either party that would affect her ability to participate in the review.

MEDIC took time to individually score each proposal based on the 4 criteria of the RFI. Score were aggregated with results as follows: NEW: 315/400 total points MCTV: 30/400 total points. There was clear consensus that the NEW Care proposal was highly responsive to the town's identified priorities in the RFI.

Linda Ackerman was excused at 4:50PM

At the next meeting, in addition to meeting the proponent, the MEDIC would like to discuss the following with NEW Care: 1) ability to finance the project 2) proposed ownership structure 3) timeline 4) parking management strategy.

The Town of Montague is an Equal Opportunity Provider and Employer

***MOTION** to authorize the chair to send a letter to 1) MCTV thanking them for their expression of Interest, but to notify them that the proposal is not under consideration at this time and 2) to NEWCare requesting that they attend an in-person meeting with the Commission. Motion by EI, Seconded by JF. RR abstaining. All approved (3-0).*

Next meeting Wed 10/9/19 4PM

Meeting adjourned 5:15PM