

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

MEETING MINUTES

Wednesday February 5, 2020 at 4:00PM
Town Hall – First Floor Meeting Room
1 Avenue A, Turners Falls, MA

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

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

1) Approval of Minutes (Taken out of order):

MOTION to approve minutes of 10/16/19 by LA, Seconded by RR. All approved. Motion Passed.

2) Updates from project development team regarding NEWCare's development proposal for 38 Avenue A, votes may be taken.

Developer Dr. Sohail Waian was present to update the MEDIC. SW has contracted with an architect and general contractor. He is currently 4 to 6 weeks out from having updated design for permitting and financing. SW reported success in attracting prospective medical tenants. He is considering programming the thirds floor for medical use. That would leave the 4th floor for residential. He is committed to maintaining a residential portion, although it may be 1 floor instead of 2.

3) Planning Department report on 38 Avenue A progress

WR reported that he and Town Admin met with DCR representatives on Decemeber 19 2019. WR shared the town's follow-up letter dated 12/31/19 which recapped how the Town is addressing each of DCR's concerns. The biggest item being that the Town has offered to provide 12 space in the 2nd Street lot to be dedicated for Great Falls Discovery Center use only during their open hours. WR notes that the town will also provide additional diagonal spaces on Avenue A nearest the Discovery Center. RR noted that enforcement may be a challenge. SW as owned will need to be held accountable to making sure people respect the parking rules. SW has already begun talks with town officials about developing a parking management plan that will involve dedicated off site parking for long term users.

***MOTION** to authorize Town Planner to prepare a Purchase and Sale Agreement and further to authorize the Planner, Town Administrator to negotiate the terms of the agreement with NEWCare. by LA, Seconded by RR. All approved. Motion Passed.*

4) 38 Avenue A Insurance renewals

WR reported that the renewal premium is \$930. Policy will need to be renewed. If sale happens, policy will become void/unnecessary. MM inquired if the EDIC needs a specific rider necessitated by the Country Creemee's use. WR will investigate. WR reported that CC did not request or pay for a lease for FY20, but did continue to use the property. They left tables on site at the end of the season. Once again, the hope is to sell the property in the coming year.

***MOTION** to authorize Town Planner to renew the insurance policy for 38 Avenue A with specific instruction to not renew any additional riders to benefit the Country Creemee's use of the space. by LA, Seconded by RR. All approved. Motion Passed.*

4:45 PM LA was excused

5) Strategy for updating MEDIC Economic Development Plan

WR reported that the current plan is due for its 5 year update. WR will prioritize this update over the year. The plan will need to be approved by the MEDIC, Planning Board, Selectboard, and ultimately Town Meeting. WR will keep the MEDIC apprised as the plan is developed. EI volunteered to work directly with WR in development of the plan. EI advocated for incorporating local food systems into the plan.

5) Planning Department's proposed MEDIC Coordinator stipend for FY 21.

WR is proposing a MEDIC Liaison (stipend- \$4,000) in the Town's annual budget. This is part of budget neutral proposal from the Planning Department.

The Montague EDIC was certified by the Commonwealth of Massachusetts in 1984, in accordance with MGL Chapter 121C. The EDIC is a corporation established by the Town of Montague in order to implement economic development projects identified in the Economic Development Plan. The EDIC has the powers and duties imposed by Chapter 121C to undertake and carry out economic development projects. These powers include the ability to purchase, sell, and manage property and the ability to receive local, state, and federal grants, among others.

The EDIC liaison is responsible for providing general on-call staff support to the Montague EDIC, updating the EDIC Economic Development Plan, advancing EDIC initiatives (e.g. Discovery Center lots, Airport Industrial Park Development, and Sandy Lane Industrial Area), maintaining administrative records and compliance, facilitating quarterly meetings, and coordinating EDIC activities with municipal economic development objectives.

3) Establish next meeting date.

4) Topics not anticipated within 48 hour posting requirement

