

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

MEETING MINUTES

Wednesday October 21, 2020 at 3:30PM

Meeting was held remotely due to COVID emergency orders

Present: M. Morgan, R. Ruth, E. Ingraham, L.Ackerman, J. Furbish

Absent: none

Staff: Walter Ramsey

Also present: J. Mussoni

M. Morgan opened the meeting at 3:30 PM.

Approval of Minutes: MOTION by R.Ruth to approve the minutes of 7/29/20. Seconded by M. Morgan. Approved unanimously.

38 Avenue A: WR provided an update. Developer is proceeding. The initial design is complete. The project has been costed out. Over $\frac{3}{4}$ of the commercial space has commitments of viable interest. Has built a relationship with MassDevelopment and a financial institution that is eager to be the primary banking partner for the project. The uncertainty of the economy has hampered progress. No big projects are breaking ground anywhere right now. A pro-forma will need to be developed for bank financing. Permitting is expected to commence this winter. WR spoke with project architect who assured that it will be a quick turnaround when we receives the green light. The Town/MEDIC has done everything it can to facilitate the development.

WR reported that the roof tarp has failed and that the debris has been littering the ground. Several residents and abutters expressed concern. DPW has other competing priorities so WR and some volunteers removed the tarp and cleaned up the grounds the best they could. Issue seems to be resolved.

Airport Industrial Park: The Selectboard has received an offer to purchase Map 17 Lot 58 in the Airport Industrial Park. This is known as 180 Industrial Boulevard. The buyer is a cannabis cultivator and manufacturer who could build a new 100,000+ square foot facility. The offer is subject to executive session so WR could not share details of the proposal. It was noted that the use will generate substantially more jobs and revenue compared to the previous proposed warehousing use for the property. The MEDIC will be asked to authorize the sale after the buyer receives all local and state permits.

The main entrance sign at the park has been replaced using a town appropriation. The second phase will include rehabbed directory signage inside the park. Work to be done this winter. WR was trying to use Franklin County Tech, but the pandemic as made it very difficult to work with them, so it will be hired out to a sign maker.

Sandy Lane Industrial Area: At the town's request, Judd Wire has made a proposal to purchase map 21 Lot 150 (parking lot) after one more final 6 month lease extension. They request the additional time to receive corporate approvals. The MEDIC will need to consider the sale in April 2021, as this land is now under the purview of the MEDIC. WR heard that FRTA is once again considering buying the 5 acre lot behind the above mentioned parking lot for a bus garage. They have received funding commitments for the project. They will need to hire a new designer to create a new design that fits within their narrowed budget. MEDIC may have something to review in Spring 2021. The Burn Dump capping/solar project is well underway. The project was delayed by the discovery of landfill waste outside the established landfill boundaries. It took a couple of months to sort that matter out which will push completion out into Spring 2021.

Next meeting will be in December or early January 2021.

Meeting adjourned 4:10 PM