

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

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## MEETING MINUTES

Wednesday January 13, 2021 at 4:00PM

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 4:00 PM.

Approval of Minutes: MOTION by L.A to approve the minutes of 10/21/20. Seconded by R.R. Approved unanimously.

Review of MEDIC accounts- current GSB account \$7,624. Town insurance account has \$1,000 dollars. Linda- Olchowski account \$2,067.

38 Avenue A project updates- Developer (Dr. Waein) was not able to call in. Not much progress to report. Still working with financial team. The uncertainty of the market is holding things up. The economic impacts of covid have affected the plans. Nobody is building new multi-family housing in the area. MassDevelopment has reportedly joined in as a partner. Developer still has prospective tenants for medical offices at this point. The timeline is still uncertain. At least one year for construction.

*MOTION by EI to extend the terms of the purchase and sale agreement with Avenue A LLC for 6 months seconded by RR. RR-AYE, MM-AYE, EI-AYE, JF-AYE. Motion passed unanimously.*

Consider renewal of insurance in 2021

*MOTION by MM to extend the 38 Avenue A insurance for an additional year using the insurance account at a cost of \$815. seconded by LA. RR-AYE, MM-AYE, EI-AYE, JF-AYE. Motion passed unanimously.*

Airport Industrial Park Purchase and Sale for Map 17 Lot 58 in the Airport Industrial Park to Flower Power Growers, Inc.- 100,000 sqft of cultivation is proposed over 2 phases. Will generate 50 employees. Special Permit/Site Plan approval has been received

from the town. Has been reviewed by planner for consistency with the park covenants. Once state Cannabis Control Commission issues license, the buyer will be prepared to close. Could be another 3-6 months. Substantial consideration has been taken regarding odor control management.

Consider marketing strategy for remaining lots in Airport Industrial Park- Lots are currently not being marketed. Does the EDIC want be more proactive? LA recommended posting an advertising sign at the Airport Industrial Park. Walter will look into that. The lots seems to be of limited interest to real estate agents because of the low value and size of the parcels. JM suggested a passive approach to see if Flower Power has odor issues and/or needs to expand, since the largest lot is adjacent to that proposed facility.

Planning Department preview of Canal District projects- WR gave an overview on ongoing projects: EPA cleanup at Railroad Salvage, new pedestrian Bridge to service 36 and 42-44 Canal Rd, hazmat cleanup of Strathmore, and riverfront access path at the Indeck site. Proposed scheduled releases for FERC relicensing of the dam. Appears to fall short of supporting a full-scale whitewater industry, however it will support increased recreational use of the river.

2021 meeting schedule- The EDIC will continue to meet quarterly.

Topics not anticipated within 48 hour posting requirement

JM intends join the committee. Walter will help facilitate his appointment from the Selectboard. Moon announces his intent to resign as of June 30 2021.

Meeting adjourned 5:10 PM