

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

MEETING MINUTES

Wednesday January 19, 2022 at 4:00PM

Meeting Held remote via ZOOM

Members Present: Richard Ruth (chair) James Mussoni, John Furbish. Ella Ingraham

Absent: Linda Ackerman

Town Staff: Walter Ramsey, Steve Ellis

Meeting declared open a 4:03 PM by chairperson Richard Ruth

Approval of Minutes: *MOTION by EI to approve the minutes of 10/19/2021. Seconded by John Furbish. Motion Passed unanimously.*

38 Avenue A redevelopment project update from developer Sohail Waien

Dr. Waien was present with his new finance director Alan Singer. Alan was previously the finance director of the Franklin County CDC. Both gentlemen feel optimistic about the project and presented progress updates. A new construction cost has been developed and financing is continuing to advance as well as the business plan for the development. Alan advised that the financing package the longest. Alan is pulling together the details for the banks. The architects and builder are on board. Much of the ground work is done. Next stage is construction drawings. They intend to start building the two story commercial building within the year. They are confident about their ability to line up other medical office tenants. Dr. Waien is asking for a renewal of the purchase and sale agreement for closing to occur by September 30, 2022. It will take one month for Alan to pull together the development plan then an additional month for banks to respond. SE asked whether you make need an alcohol or liquor licenses for the retail tenant. That is not anticipated at this time, but the developer is now aware that that they will need to engage the Selectboard office ASAP if that is the case.

WR reports that the EDIC has to pay \$840 to insure this property for an additional year-with the current policy expiring this month. The EDIC concurred that it would be appropriate to request the developer to cover the expense of the EDIC carrying these costs for an additional year. This will be incorporated into the revised Purchase and Sale agreement. WR will draft the documents and share it with the development team. The Board will expect to have a finalized version to execute at the next meeting.

Authorize sale of 4 Sandy Lane (Assessors Map 21 Lot 150) to Judd Wire, Inc (1.268 acres) from Town of Montague for purchase price of \$55,000.00.

WR: This parcel consists of an existing parking lot that was constructed, maintained and used exclusively by Judd Wire under lease from the Town for over a decade. The town has intended to sell this parcel for at least 4 years. With other developments happening in the immediate area, the time is ripe to finalize this sale. The property will be added to the tax rolls. The town will maintain a storm water easement that is necessary for the planned reconstruction of Sandy Lane.

MOTION by RR to Authorize sale of 4 Sandy Lane (Assessors Map 21 Lot 150) to Judd Wire, Inc (1.268 acres) from Town of Montague for purchase price of \$55,000.00 and to execute any associated documented related to the sale. Seconded by JM. Roll call vote. Motion Passed Unanimously

2022 MEDIC Economic Development Plan

WR recapped the 11/23/21 Public hearing, The Planning Board has voted on a favorable recommendation. WR discussed the inclusion of the Farren as outcome of current events and public feedback. The EDIC concurred. Steven Ellis provided an update to the Farren

MOTION by RR to approve the final draft of the 2022 MEDIC Economic Development Plan and to request from the Selectboard that this be placed on the warrant of the upcoming Annual Town Meeting. Seconded by EI. Motion Passed Unanimously

MEDIC Coordinator Report

- Project Status Updates: WR reported development progress at 180 Industrial Boulevard and the Sandy Lane FRTA lot- both of which have broken ground and are under construction.
- Overview of Comprehensive Plan and Canal District Planning efforts: WR reported that both planning efforts will be underway by March. WR will keep the EDIC informed along the way. James Mussoni and Ella Ingraham from Montague EDIC expressed interested in participating in the Comprehensive Plan advisory panel. WR will include both on the mailing list.
- Topics not anticipated within 48 hour posting requirement: none.