

## **DRAFT PALMER REDEVELOPMENT AUTHORITY**

Meeting Minutes of May 14, 2014

Planning Department Office  
7:00PM

Chairman David Swirk called the meeting to order at 7:00 PM. Present were members Dan Slowick, Joseph Turek, and Alphonse Lasota.

### **I New Business**

Minutes of the Palmer Redevelopment Authority taken by D. Slowick, 5/14/14

The meeting was called to order by Chairman David Swirk at 7:05 P.M. Members in attendance were Chairman Swirk, Daniel Slowick, Al Lasota and Joe Turek. Dan Slowick was requested to take the minutes until the arrival of Nicole Parker.

Chairman David Swirk said that he intended to take one item out of order, that being a video presentation that had been generated several years ago by the PRA and the Palmer Rail Coalition to provide an incentive for funding a rail stop in Palmer. There were no objections and the presentation provided population density and rail usage demographics as part of the proposed Central Corridor project.

The Minutes of the April meeting were reviewed and there were several corrections. A motion was made by D. Slowick seconded by D. Swirk to approve the minutes with revisions. The motion passed unanimously.

Treasurer J. Turek provided an update on the checking book balance and reported that there had not been any activity since the last meeting. A motion was made by D. Slowick seconded by A. Lasota to accept the report which passed unanimously.

Treasurer J. Turek then gave an update on payables and again reported that there had not been any activity since the last meeting. Treasurer Turek requested that we obtain a disk or thumb drive from Accountant Steve Chiacchia so he could open the books. D Slowick reported that he would get the documents from Mr Chiacchia. A motion was made by D. Slowick seconded by A. Lasota to approve the report which passed unanimously.

Chairman Swirk then provided an update on the New England Central issue. He reported that he had spoken with NECR and that they are willing to renegotiate the lease between the railroad and the PRA however the agreement would hinge on whether the PRA would be willing to maintain the rail spur since it is need of repairs specifically with respect to automatic oilers and rail condition. Chairman Swirk said he intended to contact Jody Ray of the MBTA to see if there is funding available through the Federal Rail Authority or the Department of Transportation. He said that an agreement with NECR to take over maintenance of the spur would be a good business investment for the PRA. He recommended that we authorize him to contact Jody Ray

of the MBT A and to pose a question relative to obtaining financing of the repairs and to organize a joint inspection of the infrastructure. Put RFP out to address needs.

*\*N.Parker joined meeting\**

Motion was made to contact Jody Ray of Mass Bay Transit to inquire whether PRA can access same funding as Mass Central Coastal Railroads (Mass Transit) by D.Slowick. Seconded by J.Tuerk. Motion passed (3:0:1) Swirk

### Prime Distribution

Prime Distribution is trying to use IRAP grant for additional rail on property. Right of Way goes over PRA property, Prime Distribution property and town property. Looking for Prime Distribution to convey property to PRA at no charge and Town to convey at no charge.

Motion to have a joint meeting with PRA attend June 9 Council meeting, and also meet with Planning Board, Town Planner, Town Manager and Prime Distribution and to have PRA be proponents for the land transfer made D.Slowick. Seconded by A.Lasota. Motion passed (3:0:1) Swirk

### Myles Tobin

D.Swirk will follow up. Permission was just approved.

### Holbrook Site

D.Slowick stated that he spoke with Bob Haveles. The submitted sketches date back several years. He said Amherst Railway had expressed interest in possibly the first floor. Anything more than the rough sketches are going to incur a cost of \$3,800.00- \$4,300.00. He also said he spoke to Alice Davey, Community Development Director, and was told the money will need to come out of PRA money. The way to go about it is to conduct a feasibility study. In the study would show what there is to offer, what revenue it would generate. It was expressed that the only way to get approved for that funding is to have an accessory residential component. Planning a transportation center would also attract interest.

Motion was made to allocate time solely dedicated to the Holbrook Site by A.Lasota. Seconded by J.Turek. Motion passed (4:0)

Motion to table Architectural Insights proposal made by D.Slowick. Seconded by A.Lasota. Motion passed (4:0)

Motion was made to table creation of RFP{ made by D.Slowick. Seconded by A.Lasota. Motion passed (4:0)

### Blake Lamothe

Plaque approved and to be set at a subsequent meeting made by D.Slowick. Seconded by A.Lasota. Motion passed (4:0)

Gennese Wyoming

Motion was made to have Chairman D.Swirk be spokesperson to assist in the process of establishing an inland route coalition and offer assistance of the PRA by D.Slowick. Seconded by J.Turek. Motion passed (4:0)

### Next Meeting

The next meeting is scheduled for June 11, 2014

### **II Adjournment**

Motion to adjourn at 9PM was made by D.Slowick. Seconded by A.Lasota. Motion passed (4:0)