

PALMER REDEVELOPMENT AUTHORITY

Meeting Minutes of Wednesday, October 8, 2015

Planning Department Office
7:00PM

I Call to Order

Chairman Alphonse Lasota called the meeting to order at 7:01 PM. Present were members Dan Slowick, Joseph Turek and Jan McCoy. Also present was Nicole Parker, recording minutes.

II New Business

The meeting was called to order at 7:01 PM by Chairman Lasota. All members were present. Recording Secretary Nicole Parker was absent so Dan Slowick took the minutes. Also present was Community Development Director, Alice Davey.

The Minutes of the September meeting were reviewed and several errors were noted. The time that the meeting ended was not noted so it was decided to delay approval of the September Minutes until the November meeting.

Alice Davey reported on the status of the Three Rivers Project. She provided the members with a handout that had been previously distributed to the Three Rivers Chamber of Commerce and Adams Art Council. Specifically the report outlined the demographics of the Three Rivers target area and responses from a survey recently completed. Additional information was provided relative to the proposed renovations of 2032 Main Street. A motion was made by Dan Slowick seconded by Joe Turek to accept the report and the motion passed 4:0.

The liaison with the Three Rivers Chamber of Commerce was discussed. Previously it was decided to have one of the PRA members attend the CofC meetings and one of their members attend the PRA. Several months have passed and there has not been any representatives exchanged. A motion was made Al Lasota to terminate the liaison plan seconded by Jan McCoy. The motion passed 4:0.

Nicole Parker entered the meeting and began taking the Minutes at 7:39.

PRA Audit

D. Slowick provided the accountant with all of the information. They have all of the information. The accountant stated that it would be best to start from 2013. A report will be submitted.

Palmer Rail Stop

It was stated that Ben Hood, the Library Director, created a petition to get positive reinforcement for a rail stop in Palmer, and would like to hold a forum.

After more discussion, the Board stated that it would carry more weight if they wrote their own letter of support and copied government agencies, and legislators.

Motion was made to write letter of support to the Town Council and associated government agencies in favor of a rail stop in Palmer by D.Slowick. Seconded by J.McCoy. Motion passed (4:0).

Leon Dragone

A.Lasota stated that Mr. Dragone hired Shook Kelly, a developer, to develop the “hill” to downtown Depot Village that includes a trolley.

There was a question as to whether or not the PRA should bring a developer in for a meeting. J.McCoy suggested hiring an Urban Planner. A.Davey stated that an Urban Renewal Plan (URP) will identify slum and blighted parcels to be developed or redeveloped. She also stated that nothing can be done without a URP. It was stated that all opportunity for the PRA to get a project requires a process. The PRA operates under MGL ch. 121B and must be abided by. It was also stated that every project takes time. A.Davey told them that the streetscape in Depot Village took almost 10 years. She stated that they should create a mission statement, pick a project for a URP and stay on task. She read a potential statement from her packet that she distributed. A.Lasota agreed they need a statement of purpose.

There was discussion of disposal of the Holbrook site, to which J.McCoy and D.Slowick stated they are opposed to.

There was also discussion of the Three Rivers project and the Adam’s Arts grant. It was stated that landlords are learning about the grant and the use of art as a tool to revitalize, and that land owners should be approached and encouraged to participate.

There was discussion with choosing two projects and making them a priority. The PRA decided on the Holbrook site and a new industrial park. A.Davey stated that some legwork needed to be done in order to get the URP going. The PRA needs to find locations for park, owners, square footage, value and the presence of infrastructure to start. A.Davey stated that staying focused and on task is essential to the success of a URP and its development.

III Adjournment 9:09PM

Next meeting was tentatively set for November 4th

Motion was made to adjourn by D.Slowick. Seconded by A.Lasota. Motion passed (3:0)