

PALMER REDEVELOPMENT AUTHORITY

Meeting Minutes of Wednesday, October 8, 2014

Planning Department Office
7:00PM

I Call to Order

Vice-Chairman Daniel Slowick called the meeting to order at 7:00 PM. Present was Chairman David Swirk, Treasurer Joseph Turek and member Alphonse Lasota. Community Development Director Alice Davey was present, as well as Nicole Parker, recording minutes.

II New Business

Minutes: September 10, 2014

Motion was made to approve minutes as amended by J.Turek. Seconded by A.Lasota. Motion passed (3:0)

Chairman David Swirk, Resignation

PRA Chairman David Swirk informed the Board that he will not be looking for re appointment by the Town Manager. His personal schedule does not allow for extra time to commit but he would like to stay as a consultant to the PRA and continue to help in a capacity as a very interested resident. All of the members of the PRA expressed their understanding although it was with heavy hearts that they accept his resignation.

Motion to accept resignation of Chairman, David Swirk made by J.Turek. Seconded by A.Lasota. Motion passed (3:0)

Treasurer's Report

J.Turek discussed Country Bank updates and a portion of N.Brookfield Savings He also stated that he would like to see two names on the checkbooks. Dan Slowick and Joe Turek agreed to go to the bank together.

Motion to accept report was made by D.Slowick. Seconded by A.Turek. Motion passed (3:0)

New England Central Railroad (NECR) Modifications

D.Swirk stated that from his internal resources he was told that it would be very costly to modify. PRA could possibly get a larger lease payment if they can get an agreement to maintain the rail line, as the PRA can access grants that the railroad cannot. He also stated that Railworks will look at the rail line and give a price to bring it up to a higher standard in contract. They will

perform an assessment and come up with a price. He will also provide an annual maintenance base cost in what maintenance payout will be.

Motion was made to accept David Swirk's report from NECR by D.Slowick. Seconded by J.Turek. Motion passed (3:0)

Patriot

D.Swirk spoke with Bill from Patriot Real Estate. They are currently looking for plants Worcester and north of. They are looking for two plants for two separate customers. The customers are looking for inter-modal and want to be in Worcester. Customers are looking for 80,000 sq. ft. of warehousing/manufacturing. D.Swirk made him aware of sites in Palmer.

Motion to accept Patriot report made by D.Slowick. Seconded by J.Turek. Motion passed (3:0)

Bertin Engineering

Motion was made to remove project from further discussion by D.Slowick. Seconded by J.Turek. Motion passed (3:0)

Massachusetts Department of Transportation (MDOT) Presentation at Union Station, Worcester

D.Swirk spoke to Ammie Rogers about a presentation that will be conducted at Union Station in Worcester for a passenger rail feasibility study. It was noted that all are welcome. The PRA decided that they would be represented at this presentation.

Motion to be present and represent the PRA at the presentation on October 21, 2014 made by D.Slowick. Seconded by J.Turek. Motion passed (3:0)

D.Slowick stated that he spoke with Sheila Cuddy from Quaboag Valley Community Development Corporation (QVCDC)

D.Slowick explained that there is currently training available for anyone wanting to start a business for a five week period. There is a certificate on completion. There will then be the option to speak with John Rotman, president of Mapletree Industrial Park for some free space. D.Slowick also spoke with Dr. Paste from Pathfinder and would like the students to get involved. Andy Duda is part of the faculty and will be meeting in October 17. Chief of Police Robert Frydryk stated that he will give meeting rooms at no charge. D.Slowick also stated that the Three Rivers Chamber of Commerce will also be involved. Quabog Valley Business Association has loan financing available. It was noted that advertising will need to be done. Articles should be put in the Palmer Journal and in publications in areas like Ware, STCC area, Pathfinder. The Board will look into it.

Motion was made to accept report by J.Turek. Seconded by A.Lasota. Motion passed (3:0)

Urban Renewal Plan (URP)

The URP proposal was presented by Alice Davey, Palmer Community Development Director. She stated that she copied Westfield and Gardner's recently approved plans. She stated that the PRA must hire a consultant. She distributed three ring binders to all of the members for their review. She explained the details on how to get the URP started and rolling. A blighted area needs to be chosen and there was discussion on several blighted areas in the town but ultimately the Board will choose The downtown Three Rivers area for all of the criteria it meets for a proposed URP.

Motion was made for Three Rivers to be the target area for the URP by D.Slowick. Seconded by J.Turek. Motion passed (3:0)

Motion was made to reach out to Three Rivers Chamber of Commerce by D.Slowick. Seconded by A.Lasota. Motion passed (3:0)

Alice Davey stated that she will continue working on getting a RFP together for the Board. The Board thanked Alice for all of her hard work and guidance.

Vacancies

The Board would like to talk to Charlie about putting ads in the paper for the two vacancies.

Motion was made to approve the Town Manager putting ads in the paper by D.Slowick. Seconded by A.Lasota. Motion passed (3:0)

Standing Committee

There was discussion of organizing a standing committee on an as needed basis. Mostly on a railroad advisory aspect. The Board would like outgoing chairman, David Swirk to be the main point of contact.

Motion was made to establish an advisory standing committee for an as needed basis by D.Slowick. Seconded by J.Turek. Motion passed (3:0)

Motion o respectfully request David Swirk as consultant for standing committee made by D.Swirk. Seconded by J.Turek. Motion passed (3:0)

III Next Meeting Date

The next meeting was set for November 5, 2014 at 7PM.

IV Adjournment

Motion was made to adjourn at 8PM by J. Turek. Seconded by D.Slowick. Motion passed (3:0)