

Attleboro Redevelopment Authority Minutes
Attleboro Government Center
77 Park Street, Attleboro, MA 02703
September 13, 2018 @ 9:00 a.m.

Present: Richard Correia, Sr. (Chrm), Benton Keene, III, Jacqueline Romaniecki, Rose Larson
Guests: Barry LaCasse (Dir. of Budget & Finance, City of Attleboro), Gale Clark (Capital Projects, City of Attleboro), Jack Jacobi, Marco Crugnale, Gary Ayrassian (Dir. of Planning and Development, City of Attleboro) joined in

Quorum Call Time: 9:10 a.m.

Report of Chairman (in lieu of Executive Director)

1. The next BST2 meeting has been scheduled for September 26, 2018 @ 10:00 a.m.
2. There was an update of the ARA's activities presented to the Attleboro Municipal Council's Committee on Capital Improvements and City Development on September 11, 2018 @ 7:00. Thanks to Barry LaCasse and Gale Clark for their work on the presentation.
3. R. Correia has been invited to a meeting regarding a project on Union St. The URP does not include any planned acquisitions.

Bills and Communications

1. Treasurer's Report & As submitted by J. Romaniecki:
At our last regular monthly meeting on August 16, 2018 we had a balance of \$766,647.43. We wrote a check to ES&M for \$1982.00. We have received two deposits from ASAP one for \$867.50 and one for \$1,114.50 totaling \$1982.00.
The Chairman has been in touch with NESV concerning the check for September, which is not due until the weekend. Our current balance, as of September 13, 2018, is \$766,647.43. Of this \$689,500.00 is held in accordance with the NESV purchase option leaving us with an available balance of \$77,147.43. We also have \$45,000 in escrow with Murphy, Hesse, Toomey and Lehane, being held towards the purchase of AMP south.
2. Bills and financial update & Invoices were received ES&M

Motion by J. Romaniecki, seconded by B. Keene, to approve payment, after receipt of ASAP EPA funds, of ES&M invoices 30679 for \$2,844.70 and 30680 for \$2,757.40. Approved 4, 0

3. Accounts Payable

Motion by B. Keene, seconded by J. Romaniecki, to approve Warrant #18-14 in the amount of \$5,602.10. Approved 4, 0

Reading/Approval of Minutes

1. Regular session and executive session minutes from August 16, 2018 were presented for approval.

Motion by J. Romaniecki, seconded by B. Keene, to approve the regular session minutes from August 16, 2018. Approved 4, 0

Motion by J. Romaniecki, seconded by B. Keene, to approve the executive session minutes from August 16, 2018 but to not release them to the public at this time. Approved 4, 0

Project Reports

1. Industrial Business Park
 - The next installment of \$60,000 should be received by the weekend
 - Proposed Covenants and Restrictions are not yet ready for review. When they are available, they will be distributed to the ARA members. R. Correia will schedule meetings as necessary to discuss and vote on any issues that need to be addressed prior to the scheduled closing on October 11, 2018.
2. Riverfront Drive (East)
 - No update at this time
3. Renaissance South
 - Discussion deferred
4. Renaissance North
 - No update at this time
5. 101 Olive Street
 - No update at this time

Gary Ayrassian (Dir. of Planning and Development, City of Attleboro) joined the meeting at 9:26

Unfinished Business

The audit engagement letter was received last month from Hague, Sahady & Co. with a quote of \$13,500. R. Correia will meet with Deb Gould to determine if the ARA needs a full annual audit or if a reviewed financial statement will suffice.

New Business

None at this time

Next Meetings

October 11, 2018 @ 9:00 a.m.
November 8, 2018 @ 9:00 a.m.
December 13, 2018 @ 9:00 a.m.

Meetings are open to the public and all are welcome to attend

Public Comments

None at this time

Motion by J. Romaniecki, seconded by B. Keene, to request a roll call vote to enter into Executive Session to consider the purchase, exchange, taking, lease or value of real property as such discussion may have a detrimental effect on the negotiating position of the ARA; and to return to open session. Approved by roll call vote:

<i>R. Correia</i>	<i>Aye</i>
<i>B. Keene</i>	<i>Aye</i>
<i>R. Larson</i>	<i>Aye</i>
<i>J. Romaniecki</i>	<i>Aye</i>

Guests invited to stay: Barry LaCasse (Dir. of Budget & Finance, City of Attleboro), Gale Clark (Capital Projects, City of Attleboro), Gary Ayrassian (Dir. of Planning and Development, City of Attleboro), Jack Jacobi, and Marco Crugnale

Time: 9:37 a.m.

Time of Return to Open Session: 10:50 a.m.

Present: Richard Correia, Sr. (Chrm), Benton Keene, III, Jacqueline Romaniecki, Rose Larson

Guests: Barry LaCasse (Dir. of Budget & Finance, City of Attleboro), Gale Clark (Capital Projects, City of Attleboro)

Renaissance South

Motion by J. Romaniecki, seconded by B. Keene, to approve the terms of the 6th Amendment to the LDA between M. Crugnale and the ARA, terms including, but not limited to, additional deposits of \$5,000 per month from October 1, 2018 through March 1, 2019, increasing to \$20,000 per month from April 1, 2019 until the closing. Deposits shall be non-refundable, except in the case of a material breach by the ARA's failure to deliver the deed. Closing shall occur no later than 10:00 a.m. July 1, 2019. Approved 4, 0

Adjournment

Motion by B. Keene, seconded by J. Romaniecki, to adjourn at 10:54 a.m. Approved 4, 0

Prepared by Rose Larson

Approved by the ARA on _____