

Attleboro Redevelopment Authority Minutes
Attleboro Government Center
77 Park Street, Attleboro, MA 02703
February 14, 2019 @ 9:00 a.m.

Present: Richard Correia, Sr. (Chrm), Jacqueline Romaniecki, Benton Keene, III, Rose Larson
Guests: Barry LaCasse (Dir. of Budget & Finance, City of Attleboro), Gale Clark (Capital Projects, City of Attleboro), Catherine Feerick (Economic Development Director, City of Attleboro), Gary Ayrassian (Directory, Planning and Development, City of Attleboro), Mark Forbes (Downes Group)

Quorum Call Time: 9:05 a.m.

Treasurer's Report

As submitted by J. Romaniecki: At our last meeting on 01/17/19 we had an available balance of \$97,438.32. We did pay \$1,227.75 to ES&M, upon receipt of \$1,227.25 from ASAP, leaving us with an available balance of \$97,437.82. There was an overage given to ES&M of \$0.50, which will be adjusted with the next payment. We have received the February payment from Marco Crugnale, which is being held in escrow towards the purchase of Wall Street South.

Report of Chairman (in lieu of Executive Director)

- A BST2 meeting was held on January 23. Topics of discussion included the MBTA parking garage project. No follow up scheduled at this time.
- Real Estate developers from the Providence area are expressing interest in the TOD

Member Update

None at this time

Bills and Communications

1. Bills and financial update 6 Invoices were received from ES&M

Motion by B. Keene, seconded by J. Romaniecki, to approve payment, after receipt of ASAP EPA funds, of ES&M invoices 31619 for \$246.50, and 31628 for \$249.50. Approved 4, 0

2. Accounts Payable

Motion by B. Keene, seconded by J. Romaniecki, to approve Warrant #19-2 in the amount of \$496.00. Approved 4, 0

Reading/Approval of Minutes

Regular Session minutes from the January 17, 2019 meeting were presented for approval.

Motion by B. Keene, seconded by R. Larson, to approve the regular session minutes from January 17, 2019. Approved 4, 0

New Business

1. Olive Street
 - The ARA owns a parcel of land on Olive St, across the street from and across the river from Riverfront Drive.
 - R. Correia has been approached by someone interested in purchasing the land to use as a parking lot.
 - The use is permitted, but the parcel is subject to wetlands protection
 - The land may be needed during the build out of the TOD

Motion by B. Keene, seconded by J. Romaniacki, to retain the parcel and not sell at this time. Approved 4, 0

2. 25 South Main St
 - R. Correia has been approached by a commercial tenant of Renaissance North requesting that they be allowed to park at 25 South Main St (Renaissance South)
 - Since the land is under agreement, parking will not be permitted.

Project Updates

1. Renaissance South
 - On-street Parking (Wall St)
 - City could fit 5 spaces along Wall St as the road is currently configured
 - 11 spaces could be built in conjunction with the Renaissance South development if Crugnale Properties gives some land toward the project.
 - Seventh Amendment
 - ARA approved a draft Seventh Amendment on January 31, 2019
 - Crugnale has asked that in Section 12 ó Plan Changes, the term õconstruction plansö be replaced with õconceptual plansö

Motion by B. Keene, seconded by J. Romaniacki, to amend the proposed Seventh Amendment to reflect the change from construction plans to conceptual plans in Section 12 and to submit the document for execution. Approved 4, 0

2. Parking Garage
 - The Downes Group has submitted a proposal for a feasibility study and economic impact analysis.

Motion by J. Romaniacki, seconded by R. Larson, to request that the Economic Development Director begin a process to examine the parameters of an economic impact analysis and feasibility study to quantify the impact on private development of a parking structure in the TOD. Approved 4, 0

Unfinished Business

1. The Mass Development grant application has been submitted ó no update
2. The plan to move the City's layout yard from Riverfront Drive is on track for completion by 4/1/2019
3. The ARA Audit

- The ARA is not required to have an audit of its own, but the city is requiring an audit.
 - The City Auditor has requested that the ARA's audit be bundled with other components within the City and that the City cover the costs.
4. Municipal Dump Site
- Doug Heely of ES&M will send a proposal to the City outlining the parameters of the project

Next Meetings

March 14, 2019 @ 9:00 a.m.

April 11, 2019 @ 9:00 a.m.

May 16, 2019 @ 9:00 a.m.

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

Public Comments

None at this time

Adjournment

Motion by B. Keene, seconded by J. Romaniecki, to adjourn the meeting at 10:15 as no Executive Session is needed at this time. Approved 4, 0

Prepared by Rose Larson

Approved by the ARA on _____