



Minutes

Public Body: Greenfield Redevelopment Authority
Date: April 28, 2020 @ 4:00 p.m.
Remote meeting Via WebEx

Members present

Adam Provost
Bill Mason
Jean Wall
Nancy Hawkins
Charlene Golonka

Members absent

None

Also present:

MJ Adams - Director, Community and Economic Development Dept.
Robin Fordham - Grant Program Assistant, Community & Economic Development Dept.

Mr. Provost called the meeting to order at 4:01 p.m.

Approval of Minutes:

December 4, 2019 minutes – Ms. Hawkins moved to accept the minutes. Mr Provost seconded. Minutes approved 5-0.

March 23, 2020 minutes – Ms. Wall moved to accept the minutes. Mr. Mason seconded. Minutes approved 4-0, with 1 abstention.

I-91 Industrial Park Expansion Update

Ms. Adams provided a review of the current four lot subdivision plan. Intent is to provide pad ready sites, and manage storm water draining on one parcel which is retained in ownership by GBA and town. “Internally balanced.” Getting updated costs estimates. Engineers’ opinion is \$5.1 million in palpable construction costs. Now that close to solid design, will need to get appraised to start negotiation with Mackins re: acquisition. Engineers are providing restoration plan to get site back to condition it can be developed. Beth Murphy of MassDevelopment suggested we start working with attorney to start conversation re: purchase and sale.

Discussion regarding financing and market demand. Ms. Adams said Beth Murphy advised approaching financing further along in process. Use will be for advanced manufacturing and warehouse space. Once final plans from engineer received, next step is to hire appraiser to get opinion on value of land.



Ms. Adams said generally financing is through bonding. MassDevelopment intent was to get to bid-ready plans for MassWorks Grant. Can engage with partner like WestMass to take lead to develop and market site. Good to work with someone who knows business, especially in current economic circumstances.

Ms. Golonka suggested Mike Crowley in Springfield as appraiser who is highly regarded, has better understanding of western Massachusetts, may have an existing relationship with West Mass. Ms. Adams will contact Mike Crowley.

Ms. Adams said she is talking to John Mackin, executor of the estate, good to start conversation with Mackin family earlier rather than later (14 heirs involved).

Protective Covenant Certification for SWM property sale

Ms. Adams explained that the Redevelopment Authority needs to certify SWM is abiding by the protective covenants that run with all parcels in the I-91 Industrial Park. Toured SWM back in January, up and operating and doing fine, recommending motion to sign the estoppel certificate. Ms. Golonka motioned that the GRA sign the estoppels certificate. Ms. Wall seconded. Vote 5-0, motion approved. Mr. Provost will arrange to come in to sign.

Other Business

None

Adjournment

Ms. Hawkins moved that the meeting be adjourned, and Mr. Mason seconded the motion. The vote to adjourn was 5-0. The meeting was adjourned at 4:23 p.m.