

Attleboro Redevelopment Authority Minutes  
Attleboro Government Center  
77 Park Street, Attleboro, MA 02703  
October 11, 2018 @ 9:00 a.m.

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

**Guests:** 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), Mark Cooper (President, Attleboro City Council), Doug Heely, Mary Ellen DeFrias (Mass Development), Rina Cametti and Steve Angelo (Beacon Compassion), Peter D'Agostino and Andrea Nuciforo Jr. (Legal Representatives), John Davis, Ty Waterman. Michael Tyler (Superintendent, Attleboro DPW) and Mayor Paul Heroux joined in

**Quorum Call Time:** 9:05 a.m.

**Report of Chairman (in lieu of Executive Director)**

1. The next BST2 meeting has been scheduled for October 24, 2018 @ 10:00 a.m.
2. The ARA debt to the City of Attleboro was paid in full, following the sale of land to NESV.

**Bills and Communications**

1. Treasurer's Report as submitted by J. Romaniecki:  
At our last regular meeting on 9/13/18 we had a balance of \$766,647.43. We have closed on the sale of the NESV, which gave us a balance of \$897,927.43. We have written checks of \$3,400.00 to Keystone Consulting Group and \$797,057.11 to the City of Attleboro, leaving us with an available balance of \$97,470.32.
2. Bills and financial update as None at this time

**New Business**

1. Beacon Compassion
  - Began leasing property on Franklin R. McKay Rd in 2017 and is now purchasing the property
  - Plan to open a medical marijuana dispensary, possible adding recreational sales at a later date
  - Deed research indicates that the ARA holds some covenants/restrictions on the property

***Motion by J. Romaniecki, seconded by S. Blais, to waive the ARA right of first refusal in regards to the Norseman Property on Franklin R. McKay Rd, and authorize the Chairman to sign documents reflecting this. Approved 5, 0***

***Motion by S. Blais, seconded by J. Romaniecki, to approve the use of the property as described by Beacon Compassion, pending any approvals needed by the City or State, and to authorize the Chairman to sign documents reflecting this. Approved 5, 0***

Rina Cametti and Steve Angelo (Beacon Compassion), Peter D'Agostino and Andrea Nuciforo Jr. (Legal Representatives) left the Meeting

2. Mass Development ó Mary Ellen DeFrias

- Per R. Correia, there is hope that the City will fund the \$480,000 needed for the municipal landfill cleanup on Riverfront Drive
- The cleanup of the industrial landfill, located further down on Riverfront Drive (former Reynolds & Markman land), needs to be funded separately
- Mass Development has an appropriate revolving fund program, if the project is approved
  - i. Mass Development would lend the funds needed
  - ii. After the cleanup is complete and the property is sold, the ARA would pay back the funds
  - iii. If the property sells for less than the original loan, the City would be expected to pay back any funds not paid by the ARA by paying 15% of the incremental tax revenue of the property until the loan is paid off
- The ARA needs to be able to delineate between the municipal landfill (which can not be funded by Mass Development) and the industrial landfill,

***Motion by S. Blais, seconded by B. Keene, to proceed with the application for a \$500,000 loan from the Mass Development program as was described by Mary Ellen DeFrias. Approved 5, 0***

Mary Ellen DeFrias left the meeting

Michael Tyler and Mayor Paul Heroux joined the meeting

**Unfinished Business**

1. DPW Layup Yard

- Permits are done for the layup yard on Pond Street, but there is a 60 day waiting period for any appeals
- The layup yard on Riverfront Drive will be moved by April 1, 2019

2. GATRA Parking

- GATRA had indicated an interest in leasing the property, located on Riverfront Drive between the 2 entrances to the MBTA parking lot, to expand parking
- The ARA discussed and concluded that we are not in a position to enter into a long term lease agreement, since the hope is to sell the properties along Riverfront Drive once the cleanups are completed

**Public Comment Period**

B. LaCasse has received the next installment as expected in the Crugnale South 6<sup>th</sup> Amendment and will send the check to Murphy, Hesse, Toomey & Lehane to be held in escrow.

**Next Meetings**

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

*Motion by J. Romaniecki, seconded by B. Keene, to adjourn the meeting, as no executive session is needed at this time. Approved 5, 0*

Prepared by R. Larson

Approved by the ARA on \_\_\_\_\_