



Public Body: Greenfield Redevelopment Authority
Date: August 3, 2022 @ 4:00 P.M.
Hybrid meeting at City Hall Meeting Room and Via Zoom

Members present

Adam Provost
Jean Wall
Otis Wheeler
Ashli Stempel-Rae
Nancy Hawkins (Nancy left at 4:31pm)

Members absent

Members of the Public:

Also present:

MJ Adams – Director, Community & Economic Development
Christian LaPlante – Community & Economic Development

Mr. Provost called the meeting to order at 4:00pm

Adams Road Parcel

Parcel R05-28 – Adams Road – Executive Session –To discuss the value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body

Suggested Motion: Move to go into Executive Session to consider the purchase, exchange, lease or value of real property, and to reconvene in Open Session - (note to attendees on zoom: if the GRA votes to enter executive session you will be removed to the waiting room and re-admitted once GRA reconvenes meeting)

Adam stated that open session would have a detrimental effect on the public body.

Motion by Otis to go into Executive Session to consider the purchase, exchange, lease or value of real property, and to reconvene in Open Session. Second Ashli. All in favor.

Entered executive session.



Update on Industrial Park

6 Silvio O Conte Drive – ownership transfer –

MJ explained that Steve Capshaw was interested in the property so the GRA got a new assessment after reviewing the wetlands. New assessment was \$45,000. Steve Capshaw has made an offer on the property of \$5000.

MJ shared Steve's email. VSS is expanding rapidly.

Adam stated that this piece of property has been sitting around and that the sale of the property is a good idea. He thinks that the \$45,000 assessment is still too much. The benefit to the community of selling the land is greater than trying to get top dollar. Nancy agrees. Otis is in favor and added that the open space rules also play into it.

Nancy thinks the closing date in November should be moved up. Jean agrees, Steve can deal with Con Com on his own time. MJ stated that con com could necessitate some additional time. Adam would like to get the sale done and not wait until October.

Motion by Jean to sell property to Valley Precision Parts for \$5000 with no contingencies and settlement on or before September 16th 2022. Second Nancy. Roll call vote. All in favor. 5-0.

Motion to exit executive session by Otis. Second Jean. All in favor.

Exited executive session.

Adam stated that the GRA exited executive session in open session.

Approval of Minutes

8/5/2021 minutes

3/2/2022 minutes

3/7/2022 minutes

3/15/2022 minutes

5/26/2022 minutes

Motion by Jean to approve minutes. Second Adam. Adam – yes. Nancy, Otis, Ashli, Jean – abstain as not all were in attendance at every meeting. 1-0-4.

Nancy left the meeting at 4:31pm.

Industrial Park protective covenants

Motion by Otis that the Greenfield Redevelopment Authority authorizes itself to execute a certificate of compliance on August 3, 2022 certifying the ongoing compliance of the property



located at 6 Silvio O Conte Drive and now owned by DLR Realty Trust, second Jean. All in Favor, 4-0.

Industrial Park Expansion (Butternut St) – Update

MJ shared that John Mackin has a buyer and the City has offered to meet with the buyer and share engineering work. City and MassDevelopment are looking to work with buyer.

Also, a piece of land under agricultural restriction behind Bete Fog Nozzle is being discussed with the State Reps to move from under APR protection.

First National Bank RFP

MJ stated that the RFP has been finalized by MassDevelopment. Easement on back of building is looking to be formalized by City attorney. Jean inquired about the preservation restriction on the Bank, and MJ replied that there is more flexibility that one might expect according to Mass Historic.

Other Business

Committee will schedule a meeting for the end of August and a tour of the First National Bank. Reelection of officers will be on the next agenda.

Adjourn

Motion to adjourn Jean, second Ashli. Meeting adjourned at 4:49pm.