



**Public Body:** Greenfield Redevelopment Authority  
**Date:** September 15 2022 @ 4:00 P.M.  
Hybrid meeting at City Hall Meeting Room and Via Zoom

**Members present**

Adam Provost  
Jean Wall  
Otis Wheeler

**Members absent**

Ashli Stempel-Rae  
Nancy Hawkins

Members of the Public: none

**Also present:**

MJ Adams – Director, Community & Economic Development

1. Call to order – AP called meeting to order at 4:00pm. Announced meeting was being recorded. No others indicated recording
2. Approval of 8/3/22 Minutes: OW moved approval; AP second. Unanimous
3. Election of officers: AP nominated Otis Wheeler to serve as vice chair – OW accepted the nomination – Unanimous vote in favor.
4. Sale of Adams Road Parcel: Discussion of paperwork needed to execute the closing documents for the sale of the Adams Road Parcel to Valley Precision Parts. Received from the City's Attorney on this issue Rebecca Thibault of DPWM and includes:
  - a) updated Real Estate Agreement modified to include statement that the GRA acknowledges that the parcel has limited development potential due to wetlands;
  - b) Certificate of Non-Foreign Status
  - c) Commission Statement and Closing Expenses – Coldwell Banker \$250 commission
  - d) Vote authorizing sale of property to Valley Precision Parts for \$5,000 and granting DPWM limited power of attorney for the purpose of this sale.



GRA members discussed the modification to the Real Estate Agreement; buyer is intending to add the parcel to the existing adjacent parcels and to create additional parking area for employee parking due to expanding manufacturing operations. Discussion of the Industrial Park Protective Covenants. GRA will participate as Valley Precision Parts does permitting (conservation commission and planning board site plan review) to address requirement of protective covenants. GRA will ask buyer's engineers to list any items in protective covenants that will need flexibility/relief during permitting process.

**Motion: made by Otis Wheeler, second by Jean Wall. Unanimous approval**

To accept the updated real estate agreement (as modified with the red line addition)

Discussion of granting limited power of attorney to execute closing documents.

**Motion: made by Otis Wheeler, second by Jean Wall. Unanimous approval**

That the Greenfield Redevelopment Authority sell that property shown as "Lot B 2.715 Acres 118,249 Sq. Ft. Now or Formerly of Greenfield Redevelopment Authority Portion of Book 1748 Page 195 – Tract 1" on a plan entitled "Land in GREENFIELD (Franklin Co.), MA Surveyed for GREENFIELD REDEVELOPEMENT AUTHORITY" prepared by Ainsworth Associates, Inc., dated June 13, 1995 and recorded in the Franklin County Registry of Deeds at Plan Book 91, Page 69, said land being located on Adams Road, Greenfield Massachusetts to VALLEY PRECISION PARTS CORP., a Delaware corporation with a principal office at 15 Greenfield Street, Greenfield, Massachusetts for a price of \$5,000.00

**Motion: made by Otis Wheeler, second by Jean Wall. Unanimous approval**

That the Greenfield Redevelopment Authority grants Limited Power of Attorney for the purposes of this closing and does hereby make, constitute and appoint Rebecca M. Thibault or any other member of the law offices of Doherty, Wallace, Pillsbury and Murphy, P.C., of One Monarch Place, Suite 1900, 1414 Main Street, Springfield,



Massachusetts, its true and lawful attorney for it in its name, to represent it at the Closing for the sale of the premises known as Lot B, 2.715 Acres 118,249 Sq. Ft., Adams Road, Massachusetts.

Giving and granting to said attorney full power and authority to sign all documents and to do all such other things necessary or convenient to accomplish the sale of said real estate as it might or could do if present.

This power of attorney shall not be affected by the subsequent disability or incapacity of the principal.

5. Waiver of Right of First Refusal for land on Silvio O Conte Drive to be purchased by Summit Ice–Adam is party to this so we will need to set up a meeting next week and Adam needs to recuse himself from the discussion and vote.
6. First National Bank
  - a. RFP update – Easement – tabled to next week’s meeting
  - b. Roof repair – minor roof repair needed – discovered during heavy rainfall expect a bill
7. Other Business - none
8. Adjourn 4:40 pm