

SPRINGFIELD REGIONAL DEVELOPMENT CORPORATION
BOARD OF DIRECTORS' MEETING
Tuesday, February 28, 2017
SRDC Conference Room
8:00 am

MEETING MINUTES

Present: Doug Gurney, Mark Tanny, Dale Williamson, Barb LeMire, Bob Kendall, John Tansey, Caitlin Christiana, Kristi Morris, Bob Flint, Heather Hartford and Paul Kowalski

Absent: Jason Thom and Sam Coleman

- 1) **Review of minutes for 1/24/17:** Motion to accept the minutes of January 24, 2017, as written was made by Bob Kendall, seconded by John Tansey. So moved.
- 2) **Review of January Financials:** Motion to accept the January 24, 2017, Financial Report as submitted was made by Mark Tanny, seconded by Bob Kendall. So moved.
- 3) **Executive Director's Report:** Bob Flint told the Board about the Legislative breakfast on Monday, March 20, 2017 at 8 am. He said that we are again co-sponsoring it with the Chamber, SOM and the RPC.
- 4) **Old Business:**
 - a. **J & L 1 Update:**
 1. **BERA Update:** A meeting with the environmental consultants will be set up in the near future.
 2. **River Corridor/ANR:** Bob said that he, Tom Kennedy and Tom Yennerell need to meet with ANR staff in Montpelier to determine how to ensure that this issue does not impact the redevelopment potential of the site after demolition is completed.
 3. **CDBG:** Bob, Tom Kennedy and Tom Yennerell met with Ted Brady of ACCD and Josh Hannaford of DHCD to discuss the Community Development Block Grant that will be part of the demolition funding. The Woolson Block project and J & L both would, potentially, be submitting applications around the same time. It was suggested that one project submit in August and the other in October of this year.
 - b. **Jones Center Status:** Heather Hartford gave the Board an update on the building improvements that have been taking place. She stated that Springfield Fence installed the railing on the front ramp and the overhead door on the north end had been completed by All Seasons Construction. The air curtain for the overhead door has not yet been installed. Bob LaPlante and Robin Sweetapple will coordinate on a plan for this. Robin is in town to meet with the Division of Fire Safety to get sign-offs on the work that has been done.
 - c. **Bryants Building:** Bob said that Imerys will likely be out of the space in April as

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their project in Ludlow moves forward.

1. VEDA Loan: Bob also conveyed that the loan application for Bryants has been submitted to VEDA. This covers the roof repairs for the south end and the wall to separate that area from the rest of the building.

d. Windsor Riverfront Project: Paul Kowalski said that he would be scheduling a meeting with Bob Haight to review the timeline and permits for this project. He said that WIC would be reaching out to area contractors in hopes of having a Construction Manager in place by the end of March.

e. CRDC/WIC/SRDC Transition: Paul is starting to work with CRDC staff on financial due diligence for the real estate and RLF projects.

5) **Other Business**

a. Economic Development District Update: Bob said that Sandy is working diligently on the 2016 housing sales data for the EDD region and we hope to have a report ready to share at the March meeting.

b. “Stronger Communities” Grants – Springfield & Chester Update: Bob reported that Springfield’s plan has come together and is near completion and Chester’s plan is starting to emerge. In both cases, they would involve potential future projects in the core of the communities.

c. Legislative Issues: Bob said that there have been over 500 bills introduced so far and most will miss the upcoming “crossover” deadline for action this session. The RDC’s are keeping in eye on several bills, including the proposal to allow for additional TIF districts.

6) **Executive Session**: A motion was made by Mark Tanny to go into Executive Session at 8:34 a m; seconded by Bob Kendall. So moved.

A motion was made to come out of Executive Session by Mark Tanny at 9:20 am, seconded by Bob Kendall. So moved.

7) **Adjourn** Doug Gurney adjourned the meeting at 9:21 am.

Respectfully submitted,

Sandy Clifford

Next Meeting – April 25, 2017