

SPRINGFIELD REGIONAL DEVELOPMENT CORPORATION
BOARD OF DIRECTORS' MEETING
July 24, 2018
SRDC Conference Room
8:00 am

MEETING MINUTES

Present: Doug Gurney, Patti Putnam, Dale Williamson, Bob Kendall, Rick Bibens, Jason Thom, Bob Flint, Heather Hartford and Paul Kowalski

Absent: Barbara LeMire, John Tansey, Caitlin Christiana, Kristi Morris

President Doug Gurney called the meeting to order at 8:00 am

- 1) **Review of minutes from June 26, 2018:** Rick Bibens made a motion to accept the minutes from June 26, 2018, seconded by Jason Thom. So moved.
- 2) **Review of June Financials:** Rick Bibens made a motion to accept the June financials, seconded by Bob Kendall. So moved.
- 3) **Executive Director's Report:** Bob told the Board that the restaurant across the hall would be closing permanently at the end of this week. He said that the staff has been discussing various options to ensure security for the office as the only commercial tenants in the building.
- 4) **Old Business:**
 - a. **J&L 1 Update:** Bob told the Board that Dan Voisin from Stone Environmental informed him that the Corrective Action Plan is close to being submitted for review by DEC and the EPA. This will hopefully culminate in the demolition of the building in the spring.
 - b. **Jones Center Status:** Bob let the Board know that Paul and Heather had spoken with a prospective occupant for the available space, but it did not look like it worked for their needs.
 - c. **Bryants Building:** Bob said that we were working with SWCRPC to close out the \$200K EPA grant that SRDC had received to assist with cleanup costs in the building. He said we will be installing a soil-vapor intrusion system to complete the environmental work in the south end, which would wrap up the grant, by the end of September. Bob told the Board that he and Heather have also been speaking to the State about a possible storage use in the north end.
 1. **Renovation Project:** President Doug Gurney spoke about the challenge we've had in building a new wall to separate the south end from the rest of the building. He and Heather are working on bringing down the costs of this part of the project.
 - d. **Windsor Riverfront Project:** Paul gave an update on this project. He said that the contractors are completing the punch list as well as waiting for an engineered design to fix the porches so that they are FEMA compliant. Once completed, Paul said that the property will receive a certification that will allow for greater mortgage flexibility and lower flood insurance costs.

- e. CRDC/WIC/SRDC Transition: Bob said that it appears CRDC has provided everything that the State has needed to wrap up the CAP for the site. Bob said that once ANR completes their review, it will continue up to the Governor's office. The anticipated timeline from that point is 5 – 6 weeks.
- f. Park Street School/ Southern Windsor County Incubator:
 - 1. Park Street School Option Extension: Bob said that he met with the Springfield School District recently, who agreed to extend the option that SRDC has to purchase the former Park Street School. Bob Kendall made a motion to extend SRDC's Option to purchase the School to January 1, 2019. Motion seconded by Patti Putnam. So moved.

5) Other Business:

- a. Economic Development District Update: Bob said that the EDD District is submitting its FY18 report to EDA by the end of this week. He said that FY19 funding has been secured for the District.
- b. “Stronger Communities” Grants – Springfield, Chester & Windsor Updates: Bob said that Chester is moving forward with a Porsche car and BMW Motorcycle show over Columbus Day weekend. Springfield will have a public input session for the proposed “Comtu Cascade Park” at Trout River Brewery on July 26.
- c. Auditor's Report: Bob quickly went over the recent report that Doug Hoffer, the Auditor of Accounts for the State of Vermont, had issued about the effectiveness of the state's economic development programs. He spoke about how important the VEGI and VTP are to SRDC's work and how they are the only real tools we have to help businesses in the state.
- d. “Capitol For A Day”: Bob said that the Governor and Agency and Department heads were in Windsor County yesterday. Bob said that he, Doug and Tom Kennedy spoke at J & L 1 and gave an overview of the challenges we've faced. They took the Governor and group to One Hundred River Street and Bob also met with different departments at the Dean Center and at Artisan's Park in Windsor.

- 6) **Executive Session**: A motion was made by Rick Bibens to go into Executive Session at 9:05 am, seconded by Bob Kendall. So moved.

A motion to come out of Executive Session at 9:11 am was made by Rick Bibens, seconded by Bob Kendall. So moved

No action was taken out of Executive Session.

- 7) **Adjourn**: The meeting was adjourned at 9:12 am.

Respectfully,

Sandy Clifford