

SWANSEA REDEVELOPMENT AUTHORITY MEETING MINUTES

NOVEMBER 16, 2020

Members Present:

Susan Nedar – Chair

Chris Hajder – Treasurer

Gina Weyland – Secretary

A meeting for the Swansea Redevelopment Authority (RDA) was held on November, 16, 2020, at the Swansea Police department.

Guest present was Jordan Remy, Swansea Town Administrator Assistant.

Call meeting to order

The meeting was called to order by Chair Susan Nedar at 5:31pm.

Attendance Roll Call : Chris Hajder- Present, Gina Weyland-Present, Susan Nedar- Present, Paul Treloar, and Michael Moore, not present. Chair recognizes there is a quorum.

In accordance with Massachusetts General Laws the meeting may be recorded with full audio recording.

Item 1: Update on Development agreement –Ms. Nedar stated as of 10 days ago the developers rewrote the agreement. For legal reasons they decided there should only be one signer for them. Namely, Shane Brady of Brady Sullivan. This change took 3 weeks and required a new contract, the original was also signed by all RDA members. 4 in favor and 1 abstention to accept this contract.

Item 2 : Update on Escrow/Banking Situation

One of stipulations in the development agreement was that the developers were to provide seed money to the RDA in the amount of \$150,000 to be paid in \$50,000 increments. In order to do that the RDA had to set up its own banking account.

The Chair stated that she and the treasurer decided to use Rockland Trust since the town already uses them and they are familiar with setting up an escrow account for the RDA. The Chair set up an EIN # and an escrow account. All checks require the signature of the Chair and the Treasurer. The seal has been received digitally to give Rockland trust, to make checks for the RDA.

The developers have wired \$50,000 to this account. This seed money is needed for the RDA to enter into contract with Bristol County Economic Development Consultants, BCEDC.

Item 3: Execute Consultant Contract with BCEDC – Chair states that since there is a majority of RDA members present we can sign and execute this contract. Paul Treloar, also agreed to sign contract at a later time .Waiting for Jordan Remy to arrive since he has possession of this contract.

Item 4: Acceptance of minutes- no meeting minutes available to approve. Chris Hajder made a motion to table the acceptance of the minutes, second by Gina Weyland. Unanimous Aye vote.

Item 6: Old Business- Chair states that the old grant for \$50,000 from the state that was rescinded was given back to us. The Chair addressed this and was able to speak with Mike Roderick to return the balance of unspent funds between \$41,000 -\$42,000. Monies were spent on legal fees. Balance is approximate \$90,000 total for the RDA.

Chair requests motion to take item 7 out of order: Chris Hajder made a motion to take item 7 out of order, Gina Weyland seconded the motion, chair votes Aye.

Item 7: New Business: Chair states at recent Selectman's meeting the RDA has been a topic of discussion. The town is not willing to transfer the RDA monies out of the town funds even though the RDA will have access to the funds.

Special Town Meeting for RDA members to be appointed by the Selectman instead of running for office at a town election. The Selectman will need to petition the State of Massachusetts because it is a Massachusetts State Law, once the town meeting majority votes to approve this.

Once approved the RDA will be appointed by the Selectmen's Board forevermore.

2 meetings between the developer and our consultants have already happened, Chair will attend next meeting.

Meeting temporarily adjourned 5:45pm

Meeting back to order 5:53pm

Jordan Remy arrived

Item 5: Next Meeting: Schedule next meeting 11/30/2020 Jordan will check availability.

New Town administrator met via Zoom. Wanted to meet us and say hello.

Chair states that we must hire an appraiser, this contract will also have to be signed by the Town Accountant in accordance with 30B.

Agreement to hire BCEDC consulting services was signed by Susan Nedar, Chris Hajder, and Gina Weyland. Jordan stated the monies appropriated from the town is supposed to stay within the budget of the town government.

Discussion to separate funding from the town to the RDA accounts. Jordan stated the monies raised from taxation, where the funds came from, must remain in the Town budget per Ma law 121B.

Jordan stated the town has \$44,194.72 in an accountant for the RDA.

Chair states the town accountant must be sure to spend the Grant monies before the funds from the town meeting for the RDA. Chair stated she will invite Ken Fiola to the next meeting

Motion to adjourn Chris Hajder, second by Gina Weyland, Susan, Chris and Gina vote Aye to adjourning the meeting. Chair called meeting adjourned at 6:19 PM