

**FALL RIVER REDEVELOPMENT AUTHORITY
MEETING WEDNESDAY, SEPTEMBER 11, 2109
MINUTES OF OPEN SESSION MEETING**

1. Call to Order
 - a. Chairman O’Connell called the meeting to order at approximately 6 pm and read aloud the Open Law Meeting statement. She then asked for a moment of silence in honor of those who lost their lives on 9/11.
 - b. Attendance –Board members O’Connell, Smith, Dion, Branco, and Oliveira were present, including Economic Development Director Marasco and RDA Attorney Coughlin.

2. Approval of Minutes:
 - a. Board approval of the August 14, 2019 Open Meeting Minutes was postponed to the next meeting.

3. Financial Updates
 - a. Financial Reports

Bank Balances: Bay Coast Bank Acct 1, 8.15.19	\$1,731,680.27
Bay Coast Bank Acct 2 8.15.19	\$ <u>183,920.86</u>
Balance Estimate as of 9.11.19, not including interest	<u>\$1,915,601.13</u>
 - b. Warrant-

Upon motion and second, the Board unanimously voted to approve to Warrant dated September 11, 2019 for \$ 63,048.94.

4. Economic Development Director’s Reports
 - a. City Pier- The Director reported that PARE filed a timely response to MADEP and EPA on August 28, 2019 to comply with the terms of the non-compliance letter.
 - b. Status of Request for Public Records from Jobs for Fall River, Inc.- The Director reported that Jobs for Fall River’s attorney responded to the request, stating in part that Jobs was a non-profit, that the Board should fuck off
 - b. Economic Development Updates. In regard to the RDA property at Innovation Way, the Director reported that the City had cut the grass along the roadway and a proposed a number of recommended actions to improve that location and property along Commerce Drive as well in an effort to better position the land for sale. She reported that the property along Innovation Way was neglected and there was garbage and parked trailers at Commerce Drive. The Board discussed these recommendations at length. There was also discussion that the wetland information at these properties was not up to date and needed to be flagged in advance of any potential sale.

Upon motion and second, the Board unanimously voted to authorize the Director, in compliance with procurement rules and not to exceed \$35, 000 total, to enter into negotiations for contracts to prepare the RDA properties for sale

for the following: Make and install signage at Innovation Way, Engage the City to remove brush and overgrown grass, engage transportation officials regarding the prolonged parking along Innovation Way, to re-engage VHB engineering services which previously performed all site work at Innovation Way to prepare quick-look site plans for the properties and potentially the flagging of wetlands.

5. Proposed Executive Session:

The Chair read that the following items would be discussed in Executive Sessions:

- a. To review and/or approve executive session minutes of August 14, 2019 pursuant to M.G.L. c. 30A, § 21(a)(7) and § 22(g).
- b. To discuss strategy, with respect to litigation pursuant to M.G.L. c. 30A, § 21(a)(3) (K. Fiola, et. al v. FRRA, K.O'Connell, et al, Bristol County Superior Court Docket No. 1873-CV-01132) The Chair found that relative to this item an open meeting would have a detrimental effect on the litigating position of the Authority.
- c. To discuss Strategy of Status of Request for Public Records from Jobs for Fall River, Inc., August 8, 2019. The Chair found that relative to this item an open meeting would have a detrimental effect on the litigating position of the Authority
- d. To discuss potential real estate transactions for RDA parcel, City Pier, pursuant to M.G.L. c 30A, § 21 (a)(6)(regarding contract status, and negotiations)
- e. To discuss real estate transaction at the SouthCoast Life Science and Technology Park at Fall River located on Innovation Way, Fall River, MA pursuant to M.G.L. c. 30A, § 21(a)(6) (Robert Mongeon - Parcels F & H, Plan Book 157, Page 79, Innovation Way, Freetown, MA)

The Chair stated that the Board would not resume in open session except to adjourn after discussion of the above and took the following roll call vote: Kara O'Connell-yes; Loriann Branco- yes; Michelle Dionne – yes; Joseph Oliveira –yes; and Robert Smith- yes.

6. Adjournment:

After Executive Session and upon a motion and second, the Board unanimously voted to adjourn and not resume any portion of the Open Meeting.

APPROVED 10.2019 Open Session Meeting