

The Meeting of the Board of Selectmen held on Tuesday, July 11, 2023, began at 5:30 p.m. in the Board of Selectmen's Conference Room.

Members Present: James Gennette, Derek DeBarge, Antonio Goncalves, and Manuel Silva

Members Absent: William Rosenblum

First Order of Business: The Pledge of Allegiance

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VISITATIONS

5:30 p.m. – Jeff Daley – Westmass – Mill 8 Update

Mr. DeBarge: Before we get started, I asked to have you come and visit us because there's so much going on at the mills and we're all very excited about the prospect of growing our mills project and yet we've had a small issue come up with some rats in the area, so I would like to give our listeners the opportunity to hear you and what Westmass and contractors have for mitigation purposes going forward.

Mr. Daley: That's number 2 on my list after mill 8, so good question. Thank you all for inviting me and the time here tonight. To put the rat issue aside for Westmass, we absolutely do not have rats. We don't have a rat problem. We have never had a rat problem since we've owned it in 2011. I've been here since 2019. We've never seen a dropping, a trace, or the actual rats themselves. We do have live catch cages because we do have an opossum problem. Opossums walking through and setting off alarms. I talked to our maintenance guys who have been here well past 6-7 years and they've never seen a rat dropping or rat itself. We did talk to Winn after we started hearing the scuttlebutt on the street. And Winn, during their mill 10 redevelopment, they actually put live traps as well to see if anything started dismantling mill 10. They had nothing, no signs, no visitations, nothing. When they started mill 8, which is the current project, they still put out live traps. There has been no signs of any rats there. We've been down in the tunnels. One of the false beliefs is that all of those buildings have cellars. None of them have cellars. There's one cellar and it's where all the electrical came in from State Street back in the day and it's probably a 20' pit. I've been down in there and it's clean as clean can be. Concrete floor. I hope it puts it to rest that everybody is pointing the fingers at the old mill building project at the end of the street, but I can sit here today and attest that we do not have a rat problem. We have never, as far as I know, had a rat problem since Westmass has owned it and we diligently manage the critters that do come on site and we've never seen a rat nor had a trace of a rat being present in any of the buildings, from the clock tower all the way down to mill 8.

Mr. Gennette: Fantastic, thank you. Where would you like to go now.

Mr. Daley: Mill 8 we're excited about. As many of you have seen and noticed we allowed Winn and their construction developer to come in and start early on the project back in April and I think they pulled the trigger to start getting in there and getting things done and they're moving real quick. We're closing this week on the sale. As of the end of this week we will no longer own mill 8. We will retain an ownership interest in the first floor, so we anticipate about 48,000 sq ft. of the first floor becoming retail and/or office space, like commercial. There is restrictions so a lot of regular businesses can't be in there, but we think we're going to have some pretty good activity of some light retail, sandwich shop, coffee shop type atmosphere, as well as the space we do have. We have people calling all the time for office space rentals, and this will certainly meet that need. We will take that property over at the end in July 2024 when mill 8 is completely done and the residents are starting to be moved in. Hopefully a year from now it's projected that mill 8 will be complete and we will be taking it over again. The parking lot and everything out back are getting finished as the project moves forward. And they're blowing through it. These guys come in. They've got hundreds of guys on site every day and they manage and maintain and they're successful at their real aggressive schedules. So, I'm excited for July of next year. Marc and I talk often, and I know he's excited because it goes back on the tax as a big user. More importantly it's going to give the residents of Ludlow a really nice place, if they choose to live there, as well as some commercial businesses in the area. We're real excited for that to be ready to go a year from now.

Mr. Gennette: So, you're expecting the upper floors to be residential?

Mr. Daley: Yes, there will be some units on the first floor back towards the parking lot, but everything else on the first floor will be all commercial retail. Everything else will be apartments coming in July of next year.

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Mr. Goncalves: How many square feet of office retail?

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Mr. Daley: There is 48,000 sq. ft. that will probably come down to 40,000.

Mr. Goncalves: You said there was going to be some habitational.

Mr. Daley: That's a different part of mill 8 first floor. I've got my team into place. We're going to start putting together some marketing materials and eventually we'll see a banner on the fence like Winn has now like Apartments Coming in July 2024 and we'll start advertising that to get some tenants ready because I don't want to let it sit. It's too important to us as a financial means but also, you've got to capture an audience of 115-120-130 apartments, actually more than 150 apartments. It's a pretty lucrative investment for the retail aspect of it.

Mr. Goncalves: I believe when we spoke to Winn that they were going to give priority to the people that were on the waiting list for the previous project.

Mr. Daley: I can't speak to that, but I do know they do have a waiting list, hence the reason why they're moving forward.

Mr. Gennette: Do we know if that's going to be 55+?

Mr. Daley: Yes.

Mr. DeBarge: How about the clock tower?

Mr. Daley: They own it with the building. I don't know where it stands for the side project, they were trying to do a pocket park, but they will maintain it, they will basically get it working again and they'll be responsible to maintain that throughout the life of their investment. They wanted me to take it, and I said I don't want it. They know how important it is to Ludlow. On their behalf they realize it's a landmark, it's the seal. They know it's super important and they're going to keep up with it. Contractually by the sale they will have to. I know Marc has talked to them several times about it as well. They're pretty passionate about keeping it. An update real quick. As many of you probably saw in the paper, we received a \$740,000 grant from the Federal Government EPA to clean 458, which is the train barn right at the beginning, to clean the roofs & windows there. We likely will start that early next spring because we have to have an EPA monitor go in and evaluate and get pricing and all of that.

Mr. Gennette: Is that the building right on the riverwalk, the one that kids keep throwing stones at?

Mr. Daley: No that was actually sold to A. Crane Properties. He's starting to put his new windows in there as well. This is with the big doors right when you pull into mill 8. That roof and windows will be mitigated as well as 540 windows in the 300's. All those windows up in the front; those will be mitigated as we demo. We are looking to put that project online sooner rather than later. I know there was a lot of feedback back & forth in the community for that building. We've had multiple architects; multiple structural engineers walk through it, and we've looked at every angle. I'm 6' and Derek you'd probably whack your head every time and you certainly would, I'm 6' and the concrete beams are about 2" above my head, and the ceiling is just under 7'. That's not with infrastructure in there, no mechanicals in there. For that reason alone, it's undevelopable because it's not up to code. The ceilings are too low, and you can't run infrastructure there. Also, it is a very well-built building. The gentlemen and women who came over here 110 years ago and built that building, they weren't messing around. That said, it still would have to be retrofitted to bring up to code for size. You're talking about tying every pylon and every column back to walls. It's millions, and millions and millions of dollars. There's columns every 10' so there's nothing you can do with the building unfortunately. We are petitioning through the State and through the Feds to allow us to demolish that because of the unuse. We will have support from an architectural firm and also structural engineers that support our need to demolish that. Hopefully we get the approval.

If we do, we are working on financing now to do that. With that it will allow us to move forward with mill 11, which is the biggest building there, 354,000 sq. ft. We are in negotiations right now with an architectural firm to start beginning their architectural design because you need that to go forward with the historical tax credit. To the public that's listening, these aren't easy projects. Unfortunately, a lot of these projects need to be subsidized. There's no investor in the world that's going to come in and dump \$300,000,000 into a project like this to create 200 apartments. They'll never see it back, even at market or workforce housing, they'll never see it back. It is a heavily subsidized development and we're working towards those stages now where we're hopefully early next year we'll be on the list to get tax credits towards it, as well as lining up some other financing resources. It's a very large building. We're anticipating, my vision, and it's only my vision so the public can't hold anybody to it, potentially if it allows, the base floor would be parking for residents and above that the first floor and potentially half of the second floor could be commercial and office space. The 2nd half of the 2nd floor and the 3 floors above it would all be residential, which I'm going to estimate 200 more units. We're working hard to get really good tenants and hopefully Ludlow residents in there and they can accommodate a concierge living, which has become very popular all across the country where all their services are right in the building. We have an opportunity to do that with such a large building. We're looking forward to moving that forward. Without the 300's being taken down, mill 11 doesn't move forward because we can't get frontage. That's not the reason we're taking 300's down. As I stated, it's very undevelopable. It's been stated by engineers and the like.

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Mr. Gennette: For the community, it's always better to try to work with what you have rather than start fresh, right? You never really want to take down a building if you can help it.

Mr. Daley: Ballparking, if we could retrofit and redevelop that building, it would be millions less than demoing and developing. The cost of demolition and cleaning is cash you've earned, you're never getting it back. You can build it into a project but you're never going to get it back. Always try to redevelop as much as you can to make every dollar count as you move forward.

Mr. Gennette: I think the community has a misconception that everybody is rolling through there and tearing everything out and I don't think that's the case.

Mr. Daley: Somebody asked, what if mill 11 came down, could you build something there? Yeah, it's going to cost 20 million dollars to demo it. You can't go to a bank, you can't go to any funding source and say I need X millions of dollars to demo a building, because there's no payback, so you're absolutely correct. It's much easier to use the buildings than it is to demo. In some cases, for safety reasons, we have a couple of them we've had to take down but the 300's is basically unusable, and we've got to find the money to finance doing that, which is millions, and then convince people that yes if we do this, we'll be able to do mill 11, which will then reap the rewards. Real quick, and then I'll take more questions, we start next Monday a new water/sewer loop, which is over 110 years old, around the stock houses of the mills, we're creating 2 new parking lots just south of the lower, adjacent to Riverside Drive. We're creating a parking lot there the whole length of mills minus the Iron Duke building, which you purchased, and also to the east of Iron Duke where the 5 buildings were that we demolished, basically right outside of Iron Duke's door, we're creating a parking lot there. We're reinvesting in those. Also, one of the major hiccups we had obviously starting with mill 8 but really compounded to mill 11, all the electrical on the whole campus is running through those 2 buildings. It's all more than 50 years old. We basically paid, Westmass paid \$150,000 to a company of electrical engineers to come in and design a whole new system where they're not coming in feeding through 8 and 11 because obviously with the redevelopment of those buildings you can't have the whole campus being run through those buildings. We've done that. We are now starting to implement some of the changes. We've taken a lot of the buildings down near mill 8 offline so mill 8 has no power running through it except for what feeds mill 8 and we'll continue to do that through mill 11 this year, or early next year. We do get grants for this type of work, but Westmass is investing a lot of money and quite honestly a lot of our time. I've got 4 full-time employees over there now and every day we're just hammering away trying to make it better. We're investing a lot of our money, we're investing a lot of grant money, which takes money to get grant money. We're financing a lot that it takes to finance. We've got serious skin in the game, and I hope the town starts to notice. I hear really good things as people drive by. We take pride in what we do, and we do it the right way. We're not taking short cuts, that's not who we are, that's not the company that I run, and I would not allow people on the campus that do that, so we're doing everything above board the right way, so we'll all reap the benefits down the road. The real exciting one that will generate immediate new growth to the town

of Ludlow for tax purposes, jobs purposes, is the east end. We're calling it the Millside Park east of Ferry Street. As many of you know, we bought Pieroways last year to the Pieroways distributor center in order to carve off about an acre behind her building so we could make a new roadway in. It's more conducive to vehicular traffic as well as commercial traffic. Hopefully it goes in front of the Planning Board Thursday. If it passes there, we're ready to hand over the project. We paid for the design of the road with Tighe & Bond as our engineers. We're ready to hand it over to Marc and his team and put it out to bid and once that happens, we're going to have a lot of interest out there. The subdivision is going to allow us to be flexible in bringing really good companies. It will certainly increase the tax growth for the town and potentially provide some jobs and some stability on that part of the Ludlow Mills.

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Mr. Goncalves: Will it still be an enterprise zone, so to speak? Same rules and regulations as far as jobs created per acre?

Mr. Daley: I don't know if its jobs created per acre, but we do have development restrictions where it can't just be a building sitting there 7 days a week. It has to create jobs. There will be, I'm hoping, different businesses in there that will benefit the community. We've already talked to several and they're real excited. Kind of holding off until the town puts it out to bid because it is a town project. Marc wrote the grant last year and they got a 3 million dollar grant last year, as you know, so we're real excited to see it move forward because then we can start redeveloping the rest of that acreage out there and really have an impact on the town. It's estimated, Marc & I sat down, and it will add a million or 2 to your bottom line of new tax creation, which is very hard in these times.

Mr. Goncalves: It's 4-5 years of growth. For people listening, that's from First Avenue where Chemigraphics is in front of the soccer field all the way out towards the trestle or Ludlow Country Club 12th hole.

Mr. Daley: There's 86 acres out there that's available. Fortunately/Unfortunately, we're only allowed to develop about 38 of those acres because we are riverfront. To support the town's development of Riverside Drive, we've carved out 14 acres of developable land to supplement the offset for Riverside Drive, so we partner with the town to do that. A lot of people don't know that. We gave up 14 developable acres in the east end in order to support the Riverside Drive development. There's a couple infernal pools out there and things like that, which we're staying clear away from. The ConCom has reviewed it and I think we're going to be good to go on that as well. It's about 38 acres of total development.

Mr. Silva: There's a lot on Meadow Street. That belongs to Westmass, right?

Mr. Daley: We don't have any other property in Ludlow, other than the mills.

Mr. Goncalves: I thought it was the housing authority.

Mr. Silva: There's a big vacant lot over there. As you well know, we've been looking for parking in the community because we're just strapped.

Mr. Daley: I do know Ludlow Industrial who used to own the mills, we bought it off of, had lots there because he called me, and I think somebody complained about the tree overgrowth. He called to see if I knew any landscapers and I said call a local guy, so I gave him a couple.

Mr. Silva: That didn't transfer then, it stayed with them.

Mr. Daley: I can put Marc in touch with the trust manager, he's an accountant lawyer out of New York City, Mike Barr, some of you may remember. If that's a thought or concern...

Mr. Silva: We're looking for parking, we're looking for different things. That's been sitting there for quite some time. It's a decent piece of property. It would be nice to see if they have any ideas they may want to bring forth or possibly would like to donate or sell to the town.

Mr. Strange: What was the name of the...Mike Barr?

Mr. Goncalves: Ludlow Industrial Building, that's who owned everything before.

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Mr. Silva: I thought the transfer included everything they had.

Mr. DeBarge: I think the mills project has been the biggest project in this town since we've been here that doesn't get talked enough about. If I had a direct question for you, Mr. Daley, it would be what can we do more to assist you? Take maintenance for example. Look at mill 10. Look where the apartments are. Look at the grounds. Go there, park your car, walk around the grounds, and look how well that area is kept. I was patrolling here from 2000 to the end of 2016 and when I first got here, you patrolled the mills because you were looking for vagrants, vandals, all of that stuff. To see what has happened since Westmass has come in and Winn Development has come in, all of this progress that we've been making, the progress we're making for the future and of course I really think this is going to propel Ludlow financially. This is not only going to bring in tenants, it's going to bring in business, people visiting, people wanting to see the mills. The area by the trestle, 38 acres of taxable income is a great thing for this town. This project does not get talked about enough, does not get supported enough by this office, actually by this board, and I appreciate watching it grow and grow and grow.

Mr. Daley: Thank you, and to answer your question briefly about what you can do to help, Marc, you're awesome, you're doing such a great job. You're always here and same with the board, you've always been here to listen to us and discuss issues if there are any. As with any major complex that's 130 acres, a mile and a half long, we appreciate the police and fire support 100%. They're doing a great job. Obviously, we pay security to be there. We have cameras installed everywhere, but certainly the patrols the police do and hopefully will continue to do at earnest help because there are neighborhood kids, and it's hard. I joked with one of them one time, it's hard to have a property because I did this when I was a kid. One bad egg, who tags everything and throws rocks through windows kind of ruins it for the community kids that just want to hang out on their bicycles. We definitely appreciate the support of the police and our security force there that we have, eyes in the sky, we have cameras everywhere. We try to mitigate the issues but there still are issues and there always will be. For the police to keep helping because we're trying to help make it a better community. You guys and your team and Marc and his staff here are second to none. I applaud everybody here because whenever there's an issue, I call Marc or Doug and they're right on it. They've really been supportive.

Mr. DeBarge: Thank you for that. I'll just finish with this. Since you mentioned police and fire, if you were ever to expand police and fire services, why wouldn't you want to put a substation down at the mills? For where we are here, the operations we have, as what we call downtown, what a thing to look at to help better secure that area, the downtown area and have our resources spread out.

Mr. Daley: I wholeheartedly agree. Fire is real supportive as well.

Mr. Goncalves: I'm excited for what it holds in the future.

Mr. Gennette: All that acreage past Chemigraphics at the end, the new side down there, I know we're planning on putting a road in. Any idea what kind of businesses are going to go in there? Are we talking about more residential?

Mr. Daley: It wouldn't be residential; it's going to be commercial. We've had 2-3 calls out of the blue for potential last mile warehousing, if you will. Because of the size restrictions we are...at one point when I first started in 2019, I said we could put a 600,000 sq. ft., we'll get Fedex in there...it's not that big anymore. The biggest building we probably could get back there, and not saying we're going to, is 200,000 sq. ft., which in today's economy isn't overly large. It's large to the normal person but not in business operations. That's kind of the reason why Riverside Drive was built because you wanted to keep traffic off of State Street and get it right out. Get to the pike. Quite honestly that's why I fought so hard with the Pieroways family to purchase Pieroways, because the current location where that road was going in between Chemigraphics and Pieroways wasn't conducive to anything. It's a 27' road, it barely lets a pickup truck turn in, never mind a 40-footer or 24-foot box truck. We pushed hard and took it upon ourselves, another investment we made to Ludlow to buy the Pieroways property. We basically did a property swap to make the Pieroways property more attractive as a business where that road was originally going to go. On the A&R we did a couple weeks ago we combined that property with the Pieroways property and then the acre and a half behind the Pieroways building we donated back to Westmass so we can

build that road right off of the turn of Riverside Drive in, so there's no major traffic issues and problems there. We definitely anticipate business. I hope Ludlow businesses come to us saying I'm in 12,000 sq. ft. and I need 20,000 today. I'm not talking about people at the mills, I'm talking about other businesses throughout the community because there's good sites for those types of businesses. 20-25-30,000 sq. ft. buildings, we've talked to other people about some other ideas that haven't come to fruition yet. We want to be creative. We don't just want to plop a big box out there and say here it is. Good tax money, but it's also not the best development practice to do that.

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Mr. Gennette: Thank you so much for your time. That was a great little rundown.

Mr. Goncalves: We'll see you again in 3-4 months with an update?

Mr. Daley: Absolutely.

6:00 p.m. Cady Street Market – Transfer of Liquor License Hearing – Alexandre A. de Carvahlo.

Mr. Goncalves: I'm going to step out for this. Mr. Carvahlo worked with me for the last 15-16 years, so I don't think it's proper.

Mr. Carvalho: We're just here for a liquor license transfer. I have the application and the fee, return receipts of all the abutting property owners.

Mr. Gennette: Have you had any feedback from any of the abutters? You're one of the abutters? Do you have anything you'd like to add?

Resident: I'm just here to see if anything is going to change.

Mr. Carvalho: No.

Mr. Gennette: Do you have any questions?

Mr. DeBarge: You just answered it. Everything looked in order to me.

Mr. Silva: I'm good. This was just abutters. Not 300' radius.

Motion made by Mr. Silva to approve the transfer before us for Cady Street Market, Alexandre A. de Carvalho. Mr. DeBarge second. All in favor. Motion passed 3-0-1.

Mr. Gennette: You are all set. We have another lady in here. What might you be in here for?

Ms. Morrison: My name is Lisa Morrison, pastor of Faith Community Chapel, I'm on the agenda.

Mr. DeBarge: That's number 87.

Mr. Gennette: Why don't we jump right to that so we can let you have your evening. Number 87 – Reverend Lisa Morrison – Faith Community Chapel requesting to Board to help the snow removal in their parking lot due to residents utilizing it for East Street School. Would you care to come up and give us a run down on what's going on?

Ms. Morrison: We are located directly across from East Street School and the parents use our parking lot every day. They come in the morning, they come in the afternoon. There's usually 10-15 cars. Then a lot of parents walk their children from the neighborhood across. We're a small church with a very limited elderly population so I was wondering if it's possible to get any help from the town. We're more than happy to have our lot used by the school. They use it also at different events at night. We have the pole lights, so it's all lit up. The Town Clerk called this week and asked if they could use our lot for elections for when those are taking place at East Street School, which again we're more than happy to use our space. I didn't know if it might be possible to get some help from the town with the plowing.

Mr. Silva: You don't have any type of agreement with East Street School? This is just a courtesy thing that you allow them to park so people are actually doing it on their own.

Ms. Morrison: Yes, I'm sure you're aware the parking is very limited, so a lot of parents park their cars there and they walk across with their children. So, no, we don't have an agreement with them.

Mr. Goncalves: I think you have a very valid point. You're putting it out there and you have a degree of responsibility to whoever's parking there. I'm not sure how we prepared for that because you could have 2 storms like this past winter, or you could have 15 storms. I don't know how to attack it. We don't have anything like this anywhere else in town that I'm aware of where you have a private property near a school that's being utilized.

Mr. Strange: I think in order to do something we'd have to have some sort of agreement, like Manny is saying. Some sort of reciprocation where the understanding is that the schools can use it as overflow parking and the town can use it for election parking. The mechanics of that, I'm not sure how it would work. The only possibility I would see is having some sort of written agreement, so everybody is covered.

Mr. DeBarge: In lieu of that, this is the part of the job that I don't like. We, as Selectmen, at least most of us, want to help everybody out. The problem with this situation is once we do one then Christ the King calls, St. Elizabeth calls. And we have a lot of churches in town. The white church, Ukraine church. In lieu of some type of policy, I just don't see where what's happening in your parking lot is different than any other church that allows election parking or any other situation. I think, especially with the staffing we have for plows for our DPW, you'd run into situations where there would be a priority list, and that parking lot would probably be at the end of the priority list. And then we'd have other people calling. I don't see, unless we made some type of town wide thing where we can make an exception for one and not have to include everyone else, unfortunately.

Mr. Gennette: I kind of disagree. I'm on the other side. I'm with you on it because of East Street School. I think to sit here and say just because of elections is very narrow. It's only a couple of times a year that we actually do that. But if East Street School is using it and we don't have the parking for East Street School, what happens when the church turns around and says you guys can't use it anymore. So now what do we do? Now we have all these people that have to park at East Street, and we could have made a simple agreement to use the lot.

Mr. DeBarge: There's no overflow parking lot from East Street School. This is talking about...if the church says in light of this, we're not going to let anybody park here, there's other places to park.

Mr. Gennette: From my understanding this is the preferential parking for where it is. Is there an alternative?

Mr. DeBarge: In the Reverand's letter, she wrote that the parents park at the church parking lot, walk their kids over to the school and they get in and leave. That's done in other areas in town. The wintertime, like I said, we have trouble plowing our own streets.

Mr. Gennette: My argument here is that the town is using it. So, either we don't use it, or we help them out.

Mr. DeBarge: What do you mean by "The Town" is using it?

Mr. Gennette: East Street School uses it, even if they allow them, as a courtesy, to use it. They would like to be able to continue allowing them to use it. Again, much to Manny's point, if there was an agreement that the town said OK if the church is willing to allow East Street School to use it then yea, we would be happy to plow it. I wouldn't get into paving it and going further down the line and that kind of stuff but if it's needed...

Mr. Silva: Being on the Safety Committee, we have a big issue with East Street School. I'm sure you guys are all aware that there is quite an issue with safety and what's going on over there with the drop-offs and all of that. This kind of eases it a little bit but my suggestion would be that we check with Town Counsel and see because first of all, if we do plow, we're going to have liabilities. We'd have to get something from the church that we're not going to be liable for a truck that's damaged the grass and then have to go back over there. There's quite a few issues that we need to

look at before we decide to do this. She is asking for help and I'm sure it's probably not take care of the whole parking lot forever.

Mr. Goncalves: Along that lines, instead of saying we're going to plow or we're going to do whatever, maybe some kind of stipend or financial thing. Call it a rent payment for the parking lot to use for elections and school. X amount of dollars per year and you just continue to get your plow people and we're not on the hook for anything.

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Mr. Gennette: I do want to say that I'm completely sensitive to what Derek is saying as far as setting a trend here and now everybody else wants an agreement with the town. This is a specific use for it. A lot of the other facilities we're not using them. Over at First Church, the town is not using it except for elections. I'd love to be able to give Mr. Cira a little bit of money and use his parking lot at the corner of Harris Brook where we have the same type of issue with traffic. I'm not sure if that church parking lot gets cut off are we going to run into the same situation we have at Chapin and Fuller right now every morning and every afternoon.

Mr. Silva: At the Safety Committee, we've come up with...

Mr. Goncalves: Maybe we should ask Safety.

Mr. Silva: There's nothing we can come up with to ease the problem over there.

Mr. Gennette: Let us think about it a little while. We'll see what Town Counsel thinks. We'll table it for now and see what Town Counsel wants to do and we'll reach back out to you at that point.

Ms. Morrison: Thank you very much.

Mr. Gennette: No problem. Let's move into the Town Administrator's report.

Mr. Goncalves: I don't have the charge off in my report.

Mr. Strange: The reason was the file had sensitive information in it and it was redacted.

Mr. Goncalves: So, you want me to make the motion just off this?

Mr. DeBarge: I read the incident. Not the whole information.

TOWN ADMINISTRATOR'S REPORT

Mr. Strange: The town, in our persistent quest to keep on improving the town's website, we have an agreement with Municode, who is going to basically recreate the town's bylaws and zoning bylaws and put them onto the website, which means you can go onto the website and put in a question about chickens or parking and you can do a search and it will take it right to where you want to go. It will also share certain provisions, certain sections. It will be a really good feature for those who are curious about certain town bylaws. Right now, when you go on the copied bylaws are on there but it's just a copied PDF and you really can't search at all.

Mr. Gennette: Marc, before we move on, is there any way we can get the gazebo schedule put up there? I was looking for it the other day and I said I wonder where that is. I bet I can get it on the website, and I couldn't find it anywhere.

Mr. Strange: The events? Yes. That's the Cultural Council, right? Vets Park School. We do have a contract with the low bidder vendor, and they are scheduled to start Monday for the demolition. For a couple weeks it will be a preliminary asbestos remediation work and then people will start to see the trucks come in and start doing the demo work. The timeline right now has that project done by October 1st, which is pretty exciting. The LHS Sports Complex continues to plod along. We had a site visit recently with the project engineer from Mott MacDonald along with members of the school's athletic department, maintenance team and town reps. After that site visit there was a few modifications/additions that were discussed. We actually have a meeting coming up next week. I think, to hopefully iron out some of the final details. We're still hoping that the project can be bid out sometime in late July or early August. We have a new Health Director. The Board of Health recently appointed Paulina Matusik as the Health Director. She had been the acting health

director and was previously the town's public health coordinator, so Congratulations to her. And last, but certainly not least, the application period for the Charter Committee is open. It's going to remain open until July 28th. This is an opportunity, if you're a registered voter in town and you literally want to create the town's new government, what a great opportunity to be part of that. If you are interested, we're asking for letters of interest and resumes be sent to selectmen@ludlow.ma.us. If anyone has questions you can certainly call me at the Board of Selectmen's office, 413-583-5600 x 1201. We're hoping to also get some stories in the Register and Reminder coming up in the next week. We're also going to do a robo call. We want all hands on deck on this and really maximize the number of applications that we get.

Mr. Gennette: Any questions on the Administrator's report? No? Moving on to correspondence.

CORRESPONDENCE

80. Chief Valadas requesting to charge off medical expenses and lost wages to Chapter 41, Section 111F for an injury sustained by a police officer as a result of an incident that occurred on June 19, 2023.

Motion made by Mr. Goncalves to charge off medical expenses and lost wages to Chapter 41, Section 111F for an injury sustained by a police officer as a result of an incident that occurred on June 19, 2023. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

81. Robert Mishol informing the Board of his resignation from the 250th Anniversary Celebration Committee.

Motion made by Mr. DeBarge to accept the resignation of Mr. Mishol from the 250th Celebration Committee. Thank you for what you've done, Robert. **Mr. Silva second. All in favor. Motion passed 4-0.**

82. Shawn Giroux, Arborist, Eversource Energy notifying the Board of Planned and Scheduled Vegetation Maintenance Work on the transmission right-of-way (ROW) beginning in the summer of 2023.

Motion made by Mr. Silva to file. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

83. David Sady – requesting the board appoint him as a member of the Ludlow 250th Semi-Quincentennial Committee.

Motion made by Mr. DeBarge to appoint Mr. David Sady to the Ludlow 250th Semi-Quincentennial Committee. If you don't know who David Sady is and you've watched the drone videos on Facebook or any other social media over our town, the night videos are my favorite. But David, what a phenomenal job you do at highlighting our community with your drone and what he's done for the 250th for some of the ceremonies is second to none. Thanks David. **Mr. Goncalves second. All in favor. Motion passed 4-0.**

84. Eric Segundo, Director of Veterans Services – informing the Board of donations made to Veteran's Services as follows: Vietnam Veterans of Mass, Inc - \$3,000, Scott Hioms - \$500, Bruce Feeny - \$100 and Diane Murphy - \$50 for a total of \$3,650.

Mr. Silva: Before we move on this, we don't have to accept these, do we? It's a veteran's organization that they've donated to. This is just informing us.

Motion made by Mr. Silva to file and thank all these donators. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

85. Sheila Dias, Resident – thanking the Board for getting Northern Tree Cutting to remove the logs on Center Street.

Mr. Gennette: I was really worried they were going to sit there for a long time. I had said something a couple of times at some meetings. They did a lot of tree work in town. It looks like they're moving very well, and I definitely appreciate the letter.

Motion made by Mr. DeBarge to file. Mr. Silva second. All in favor. Motion passed 4-0.

86. Joan Cavallo, Resident – requesting the Board to appoint her as an unenrolled poll worker, Kim Batista, Clerk, has recommended her approval.

Mr. Goncalves: I recommend her approval. Ms. Cavallo has done a lot for the town, She's always involved. And she was my biology teacher.

Motion made by Mr. Goncalves to appoint Mrs. Cavallo as an unenrolled poll worker. Mr. DeBarge second. All in favor. Motion passed 4-0.

87. Rev. Lisa Morrison, Faith Community Chapel, requesting the Board to help with snow removal in their parking lot due to residents utilizing it for East Street School, etc.

Mr. Gennette: We already did this.

88. Patricia Leavenworth, P.E., District 2 Highway Director Mass DOT – informing the Board of Piney Lane/Broad Brook Bridge Inspection.

Motion made by Mr. Silva to file. Mr. DeBarge second for discussion. When I read this report, part of the section was recommendation. Some of them were minor, severe, critical, critical hazard, urgency of repair immediate, ASAP or priority. Is this the preliminary before the work is done?

Mr. Strange: Yes, so they do an inspection every 2 years and I think it's just the timing of it is such that Piney Lane is getting redone this year at some point. I think the timing was a little bit wonky.

Mr. Gennette: When do we expect an update on what's going to happen down here at the Ludlow Bridge? I apologize, I got off...

Mr. Strange: That's going to be on the TIP. It usually takes a little bit, takes a few years. You've got to work your way up. It will be a little bit.

All in favor. Motion passed 4-0.

89. Debbie Russell, Director, Office of Leasing and State Office Planning – Commonwealth of Massachusetts – informing the Board that the Division of Capital Asset Management and Maintenance has issued a Request for Proposals (RFP) seeking to lease space in our community.

Mr. Silva: It's really nice that we're getting an office in Ludlow.

Motion made by Mr. Silva to file. Mr. DeBarge second. All in favor. Motion passed 4-0.

Mr. Goncalves: These things, while they're notifying us, everything is put into the Central Register. Anybody, as a rule, that has that type of space available is able to see it there. It's really a central register of all those types of things. Any jobs that are available are all posted there. I'm surprised that we even got this.

Mr. Strange: It's a courtesy.

90. Christine & James Fitzell, Residents – Requesting the Board to consider putting in a crosswalk and sidewalk entrance at the intersection of Fuller Street & Napoleon Avenue.

Mr. Silva: Until we get a request, hopefully they did go to the... I haven't seen it; I missed the meeting.

Mr. DeBarge: The Safety Committee voted unanimously against this. I happened to see the Chairman today and I asked him specifically why, because I knew we'd be talking about it, and there's no sidewalk on Napoleon and the side of Fuller. It's not conducive to what the ADA has for compliance for a crosswalk.

Mr. Gennette: Is that the one that's right across from the plaza?

Mr. Goncalves: Up a little bit.

Motion made by Mr. Goncalves to file. Mr. Silva second. All in favor. Motion passed 4-0.

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UNFINISHED BUSINESS

Mr. Gennette: I was approached by Mike Lowendowski about the condition of the road on Center Street about what was going on with paving and stuff, so I did a little bit of research into this Mike, and we have a schedule of different repairs that happen at different streets at different times. There are a lot of streets that need either patching or repaving or they get completely redone from top to bottom. I was hoping to have that schedule here tonight. I didn't, but we're going to get that schedule and we will post what streets are going to get done and that kind of thing. I was told by Mr. Goncalves that Center Street is a highway, a state highway, so they're the ones that repair it. That's not even a Ludlow issue so I hope that answers your question you had with the Selectmen's office the other day.

Justin Torrey, President, Operation Veteran Vacation – requesting to hang a banner in front of the Hubbard Memorial Library for a fair they are having on July 29th. (Tabled from June 20, 2023 meeting).

Mr. DeBarge: First and foremost, I spoke to Mr. Torrey today on the phone and asked him particulars about the banner, 4' x 10', and specifics about his organization. First of all, Mr. Torrey lives in Ludlow. The office for the Operation Veteran Vacation, which is what his organization is, is a 501C3, his office is in Springfield, he resides in Ludlow. The event is at the Fish and Game in Ludlow. Facepainting, bounce houses, exotic animals for the kids, music. There is a small fee to get in, and what this fee does is it goes to the Operation Veteran Vacation, which provides recreational activities, camp vacations. They do camp vacations at Prospect Mountain Camp, which is in Granville. They have outside laser tag, basketball. They provide tickets to events for veterans. Mr. Torrey is a professional mixed martial arts fighter, so he also does kickboxing and meditation classes for the veterans. To cover the banner issue that seems to be an issue among us sometimes, I don't understand why. Let me just read what our policy is on the banners. There was questions as to 501C3's in town, out of town, living in town, not in town, size and all that other stuff. This is what our policy that we have adopted as a Board of Selectmen basically states. Signs and banners that are for "community involved" events and non-profit organizations will be allowed to be placed on town property with the sole permission of the Board of Selectmen. So, community involved. This is a Ludlow community involved event at the Fish and Game, it's a not-for-profit 501C3. Nothing in this policy says anything about a 501C3 based in town. Just because he has an office in Springfield means nothing to me for this 501C3. Our policy says it right there in black and white, under the discretion of the Board of Selectmen, community involved events; therefore, I am in favor of allowing the banner to be put up for this event. There is nothing that says it shouldn't be.

Mr. Silva: Has this organization contacted our Veteran's Services?

Mr. DeBarge: Yes, they know each other.

Mr. Silva: Couldn't Eric Segundo request to have this done because it is...

Mr. Goncalves: There is an email on the next page with Mr. Segundo endorsing it.

Mr. Silva: He's endorsing it but I'm talking about the request. I know we have issues with this.

Mr. DeBarge: If you want Eric to request it, I'll have him text me right now to request it. I don't know what else anybody needs. The policy says the banner can go up at the discretion of the Board of Selectmen. It's an in-town event. I just don't want to table this again.

Mr. Silva: We've had big issues with that. I'm all for it. I just want to make sure we follow the right procedure, so we don't have organizations come back in here and we're all over the newspaper.

Mr. DeBarge: That's why I read the policy.

Mr. Silva: I'm all set if Mr. Segundo endorses it.

Mr. Goncalves: In the email he strongly recommends it. I have no problem with it.

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Motion made by Mr. Goncalves to approve the sign. Mr. DeBarge second.

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Mr. Gennette: I'm a law-abiding citizen and this is our code. Even if I wanted to refute it I couldn't or wouldn't.

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All in favor. Motion passed 4-0.

Board to sign the LLA Certificate for Cady Street Market – if approved.

Motion made by Mr. DeBarge to sign the LLA Certificate for Cady Street Market. Mr. Silva second. All in favor. Motion passed 3-0-1.

Board to approve and sign Selectmen Meeting Minutes of June 6, 2023.

Motion made by Mr. Goncalves to approve and sign selectmen meeting minutes of June 6, 2023. All members present. Mr. DeBarge second. All in favor. Motion passed 4-0.

Board to approve and sign Selectmen Meeting Minutes of June 20, 2023.

Motion made by Mr. Goncalves to approve and sign selectmen meeting minutes of June 20, 2023. All members present. Mr. Silva second. All in favor. Motion passed 4-0.

NEW BUSINESS

Board to open the warrant for the October 2, 2023, Special Town Meeting. Articles for inclusion in the warrant will be accepted until Friday, September 1, 2023, at 4:00 p.m. and the warrant will officially close at the Selectmen's meeting on Tuesday, September 5, 2023.

Motion made by Mr. Goncalves to open the warrant for the October 2, 2023, Special Town Meeting. Mr. Silva second. All in favor. Motion passed 4-0.

Board to approve and sign the contract with CMD Technology Group for IT Support Services.

Mr. Gennette: Just a little background. This is the third-party service that manages our network. They've been doing a fine job to this point and helped us out of the woods quite a bit. I've had meetings with them. I'm pretty satisfied with this company. They're doing very well.

Motion made by Mr. Goncalves to approve and sign the contract with CMD Technology Group for IT Support Services. Mr. DeBarge second. All in favor. Motion passed 4-0.

Board to approve and sign the contract with Vision Government Solutions for CAMA Software Subscription Agreement.

Motion made by Mr. Goncalves to approve and sign the contract with Vision Government Solutions for CAMA Software subscription agreement. Mr. Silva second. All in favor. Motion passed 4-0.

Board to approve and sign the contract with Vision Government Solutions for CAMA Software Implementation Agreement.

Motion made by Mr. Goncalves to approve and sign the contract with Vision Government Solutions for CAMA Software implementation agreement. Mr. DeBarge second. All in favor. Motion passed 4-0.

Mr. Silva: When we get into issues now, they can just come in here and work that whole CAMA system, since I know it for 30 years.

Board to approve and sign the contract with TPX Communications to upgrade the telephone communications system in Town Hall, DPW and Senior Center.

Motion made by Mr. Goncalves to approve and sign the contract with TPX Communications to upgrade the telephone communications system in Town Hall, DPW and Senior Center. **Mr. DeBarge second.**

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Mr. Gennette: Is this the same phone system that the school department has?

Mr. Strange: Yes.

Mr. Gennette: So, it's going to be a town wide system when this is said and done.

Mr. Strange: It will be for Town Hall, DPW and Senior Center because it all runs through the town hall. It brings us into 9-1-1 compliance. It also allows, you'll be able to get your voicemail. If a phone call comes into your work phone, it can ring on your cell phone. There's an app where you can access your voicemail. Next summer, assuming we go forward with the town hall project and we have to move people to another location they can just plug in and have access to the phone system.

All in favor. Motion passed 4-0.

Board to approve and sign intermunicipal agreement with the Collins Center for the government restructuring and charter assistance.

Motion made by Mr. Goncalves to approve and sign the intermunicipal agreement with the Collins Center for the government restructuring and charter assistance. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

Board to discuss and possibly vote on rescinding prior authorization to use \$7,028.13 in 40R funds to pay for a new sign at the corner of Sportsmen's Road and Chapin Street.

Mr. Gennette: We approved it. Why are we rescinding it?

Mr. Strange: There's money in the DPW operating budget to pay for it.

Motion made by Mr. DeBarge to rescind the prior authorization to use the \$7,028.13 in 40R funds to pay for a new sign at the corner of Sportsmen's Road and Chapin Street as DPW is paying for it.

Mr. Silva: I don't think they came forth last year.

Mr. DeBarge: You're absolutely right.

Mr. Goncalves: For everybody to understand out there, they've actually got the money and they're not asking us for money, which is different.

Mr. Goncalves second. All in favor. Motion passed 4-0.

Board to discuss and possibly vote to authorize \$28,500 in 40R funds to pay for a consultant to expand the existing DIF district.

Mr. Strange: DIF is district improvement financing, so there is one right now, but it only encompasses the mills property. The thought is to expand the district down State, up Stevens to East Street down, I'm blanking on the street, but up to Howard Street and over to Sewall to Center and all the way down. Basically, encompassing the whole downtown area because once this money comes in from mill 8, mill 11, whatever other developments from Millside Drive, the town can use those funds to pay for bonding for infrastructure for East Street. We got a quote certainly to reclaim from First Ave on State all the way up Stevens to East Street to redo that whole thing because that's not in great condition. Also, to mill and overlay East Street, we can take a look at that and see if we really want to do that. I think it would benefit from that. Regardless, by expanding the district we can look at the intersection coming out over the bridge, Putts Bridge where East Street

and Center Street, whatever projects get done within that district we can use the DIF funds without having to tax the taxpayers.

Mr. DeBarge: Better lighting, sidewalk upgrades.

Mr. Goncalves: I would say those jet outs on the streets, the bump outs, if we get to that point and we're doing something we definitely have to go. That's a nightmare. I've been on East Street for 30 years and I've never seen more complications with plowing or accidents and vehicles coming down in the wintertime especially, just whacking out those poles left and right and the trees. It's really, really bad.

Mr. Strange: Just to finish up on this, what this entails is they have to look at every single parcel within the district. It's a really expansive district so they have to establish a baseline value for each property, and it comes up with an aggregate value and whatever the difference is between what that baseline valuation is for all of the properties within the district. Let's say once mill 8 comes online if there's another couple million dollars, just round figures, in valuation all that money goes into a separate fund. From that fund we can pay for...

Mr. Gennette: Those must go up Hubbard then? If it goes over to Center Street.

Mr. Goncalves: Howard then probably all the way down to Lockland or Kirkland.

Mr. Strange: Yes.

Mr. Gennette: You're further up then because those don't go through.

Mr. Goncalves: Howard stops at Lockland then it comes back up to East Street.

Mr. Gennette: Highland is the one that stops.

Mr. Goncalves: Highland is after Howard. No access from Howard.

Mr. Silva: Has the Planning Board endorsed this at all. Did they look at it?

Mr. Strange: This is just the funding for it, so they haven't even started yet. They sent us a proposal. It's \$28,000.

Mr. Silva: You kind of answered my question originally. Are we required to use these funds? Are we required to have the consultant do it or was it just something that if we decided it's a good thing between the Planning Board and us do, we just make it a district?

Mr. Strange: You have to activate it. One is actually creating the plan. So, you identify all the parcels and put in a financing plan so you have to have a project in mind. I think that plan probably has to be blessed by the Planning Board, then it goes to the state and the state has to bless it. Once it gets activated then whatever that increase in tax revenue is it gets dropped in the bucket. We can determine, we don't want all those additional tax revenues to be dropped into this bucket because then we won't be able to use them for anything else. We can designate, let's say \$200,000 of these revenues to be allocated for this bond and then everything else over that gets dropped into the general fund.

Mr. Silva: So, the consultant is actually going to do all the work with designating. I hate going out with consultants and spending money on consultants. Sometimes the value or the money we're spending isn't worth the value we're getting back.

Mr. Strange: It's highly technical. I wasn't involved with this one, but we did one in Agawam, and it is very technical, very labor intensive. In fact, Jeff was the house doctor for Best Development for years doing DIF work. He's probably the leading expert, at least out here for DIF work.

Mr. Gennette: They require this anyway, right? To change this.

Mr. Strange: Yes.

Motion made by Mr. Goncalves to authorize \$28,500 in 40R funds to pay for a consultant to expand the existing DIF district. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

Mr. Goncalves: For what it's worth, the 40R money for people who aren't aware of the 40R, 40R is a section of the zoning that allows for expansion of current zoning bylaws so that smaller parcels or parcels that would normally have a problem being utilized can now be utilized for more affordable housing or combination of small business and housing and when the Planning Board designates and approves projects of that kind, the town is rewarded with a stipend per unit. So that money is in a separate account. It's there for zoning and expansion of zoning and to get creative, which is exactly what we're doing.

Mr. Silva: To go back to Mr. Goncalves, this is DIF, it's not expanding 40R is it?

Mr. Goncalves: No, what I'm saying is 40R is zoning based and the idea is to get more creative with zoning. What we're going to be able to do is take care of those where specifically it will work out so those are the districts that 40R normally would pay us on and the DIF is going to benefit those areas directly.

Mr. Silva: I just want to tell people 40R is not being expanded.

Board to approve and sign the contract with West Mass Development for DIF consulting services.

Motion made by Mr. DeBarge to approve and sign the contract with West Mass Development for DIF consulting services. **Mr. Goncalves second. All in favor. Motion passed 4-0.**

Board to appoint DPW Director Jamie Tomas or his designee as the town's Tree Warden.

Mr. Gennette: Marc, I would be interested to know who the tree warden is officially once he decides.

Mr. Silva: There's certain credentials that they need so I'm a little worried, Jamie is probably going to get it but I'm a little worried to just designate somebody else.

Mr. Strange: We've had multiple conversations with the DPW, Jamie and Jim about this, and there is a laborer who I think has the credentials, but he wasn't interested. I think Jim contacted the state to determine exactly what the qualifications that were necessary. I don't recall exactly what they were. I guess my point was they're aware of it.

Mr. Gennette: Why I'm saying that is I don't want something to happen and then we're like that guy was the tree warden.

Mr. Strange: That's why Jamie is on the hook. Right now, we don't have a tree warden. It was basically you guys. If you want to continue to be that.

Mr. Gennette: I just want to make sure that we know once he makes an official appointment.

Mr. Strange: It's Jamie. The way it would work is Jamie is the tree warden and he can designate somebody to go out and he's at a job or something and he can say this particular laborer can go.

Mr. Goncalves: Jamie would be ultimately responsible.

Motion made by Mr. Goncalves to appoint Jamie Tomas, DPW Director, or his designee, as the town's official tree warden. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

Board to discuss and possibly vote to authorize \$543,210 in ARPA funds to pay for the demolition of Veteran's Park School.

Mr. Silva: I think since I've been on the Board, I think this is the first project that has come before us and we estimated a number and it's come in less. We always estimate the project and by the time we get there it's another million dollars.

Mr. Goncalves: Didn't we at one point think this was going to be 2 million.

Mr. Gennette: I thought it was pushing 3.

Mr. Goncalves: Didn't we receive some type of grant on this last year? Wasn't there a million dollars that we were given towards demolition?

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Mr. Strange: No, at the end of the last legislative session there was money in the budget, there was a million dollars for this, but it got axed like a lot of projects. Because of that tax rebate thing and the legislature couldn't get the economic development, I think it was an 80-bond bill. They couldn't get it done so all that stuff went away.

Mr. Goncalves: That's too bad, it would have been great.

Mr. Gennette: Is this the complete cost now?

Mr. Strange: Yes. We met with them and this company, they're the biggest demolition recycling company in the northeast and they can be more competitive because they make money on the recycling of materials. Having said that, they admitted that they bid a little bit too low. They said, we've got people ready to go, so they're going to take a little bit of a hit on this. We met with them and looked them in the eye and there's no reason to believe they're being anything but truthful.

Mr. Goncalves: Are they bonding?

Mr. Strange: I haven't seen the contract, so I don't know how much the bond is but they're ready to go. It's one of those things that's really fortunate for us. The next lowest bids were low 900's so we're very happy.

Mr. Gennette: I'm ecstatic but I hate to see this get started and they go we totally misquoted this.

Mr. Strange: We made it very clear.

Motion made by Mr. Silva to authorize \$543,210 in ARPA funds to pay for the demolition of Vet's Park. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

Mr. Gennette: This is almost cheaper than the HVAC unit for the public safety complex.

Mr. Strange: Much cheaper.

Mr. DeBarge: 2.5 million.

Board to discuss and possibly vote to authorize \$61,500 in ARPA funds to pay for an owner's project manager to oversee the demolition of Veterans Park School.

Motion made by Mr. Goncalves to authorize \$61,500 in ARPA funds to pay for an owner's project manager to oversee the demolition of Veterans Park School. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

Board to discuss and possibly vote to authorize the Town Administrator to sign contracts.

Mr. DeBarge: Marc, is this because we do the email thing, and you need 3 to come in and sign or is this totally different?

Mr. Strange: It just expedites the process. We kind of floated it internally and it just adds a layer of delay. If you guys don't want to do it that's fine too. If you're ok with it, I can come in and kind of still put it on the agenda and say this is what we've done contractually.

Mr. DeBarge: I would prefer that.

Mr. Gennette: We'd still have to approve the contracts even though you're signing them, right?

Mr. Strange: No. I checked with counsel on this because I checked with our previous counsel, and I got a different answer. I just want to make sure this is copacetic. We're going to have to do a

written letter. I'll write up a letter and have you sign it if you guys vote to do that, just to commemorate the vote. Then I can just sign on behalf of the town.

Mr. Gennette: My only other thing is this doesn't specify which contracts. This is all contracts moving forward.

Mr. Strange: The process would be instead of board to approve and sign, we could do something, and I could explain what it was. It's really up to you guys. It's more of an expeditious thing.

Mr. DeBarge: The approval is where I'm clouded.

Mr. Strange: We're moving to electronic signatures. Instead of sending signatures of all 5 of you guys and having you go through it, Lori would just send it to me, I would approve it assuming it was copacetic. I would be approving on behalf of you guys, on behalf of the town. If you want time to think about it, I'm not going to die on this hill.

Mr. DeBarge: My simple question is obviously we want to make things quicker but how does the approval come from the board to have you sign? It would be the same thing because approval and sign is the same night, right? How would we know something was coming up for approval and signature if we didn't do it here? If only the town administrator, town manager in a way, how would we know what the project was before you approved it?

Mr. Strange: I could try to anticipate that. I don't always get them. Lori, the CPO, typically puts them together and then I'll get it for a meeting. I don't always have notice for some of the stuff so I can't promise that. I'll be able to say this is coming up for approval, like our website contract is coming up. It would be you guys relinquishing that authority and giving it to me.

Mr. Silva: If we had some kind of notice first, I would say, but the problem I have is now you're signing a contract for us, but I like to go on record, quite honestly, as disapproving some contract or something. By doing that I'm not on record. It's the board approved.

Mr. Strange: Again, if you guys want to retain that authority, I have no problems with that. If we had that conversation internally this would just expedite the process. But if you want to retain that authority we don't have to change.

Mr. Silva: Can we first figure out how we're going to get that information and get these contracts and then say we're ok and then by all means you sign when they come forth?

Mr. Strange: I don't want to promise you that I can get you the information, sign a contract and you're going to be like what's this? Why did we sign this? I don't want to put myself in that situation or you guys.

Mr. Silva: That's what I'm saying. I don't want to all of a sudden see a contract and I'm on the street and somebody comes up to me and says you guys approved it. I'd like to say I didn't approve this, but the board voted, and the vote was for approval.

Mr. Gennette: I think a lot of this is going to change with the charter anyway so I would prefer to hold off on this.

Mr. Silva: Let's check into it a little more.

Mr. Gennette: Or reword it somehow. It just seems like...

Mr. Strange: It's like you're relinquishing control.

Mr. Gennette: I trust you I just don't want you to sign on my behalf without me knowing about it.

Mr. Strange: That's fine.

Board to discuss and possibly vote on FY23 Year-End Transfer.

Mr. Goncalves: There's not one from the school?

Mr. Strange: No.

Mr. Goncalves: How did that happen?

Mr. Strange: They don't have to. They have carte blanche to transfer within.

Mr. Goncalves: Shouldn't we be notified at least?

Mr. Silva: My question was are we tabling?

Mr. Goncalves: We don't need to do any of it. We discussed that we're not taking any action on that. We came, we saw, we left.

Mr. Strange: There's no obligation.

Mr. Silva: We can come back in a couple months.

Mr. Gennette: Board to discuss and possibly vote on FY23 Year-End transfers.

Mr. Strange: To answer your question, Tony, the schools can just transfer amongst, they don't need approval. If DOR comes in and does an audit and sees that whatever it was, if there's a salary line item that's over and another line item underspent, we have to show them in these forms how much money was transferred from one line item.

Mr. Gennette: We don't have the autonomy the school has.

Mr. Goncalves: I know but shouldn't they as a courtesy because there's only one town at least report to us, not necessarily do we have to approve it but where we can see it so we're clear on what money moved where. You know that we've been looking at this for months now and it's kind of strange to me that half the town has to do it and the other half doesn't, even right down to this reporting. I'd like to know what they had leftover for money, where it went, why it went there and possibly be able to question it. Especially where it's 47% of my tax bill and everybody else's.

Mr. DeBarge: Maybe we could have helped stop the 9.2% shortfall.

Mr. Goncalves: Maybe. I'd love to maybe get a memo out to them and say we'd like while we don't have the authority to approve or disapprove, we'd like to see it.

Mr. Gennette: This is for our transfers, right? Do we want to make a vote? Do we have to approve it?

Mr. Strange: No, you've got to sign them.

Motion made by Mr. Goncalves to approve and sign the FY23 year-end transfers from all the departments as submitted. **Mr. DeBarge second. All in favor. Motion passed 4-0.**

Board to approve and reappoint Democratic, Republican and Un-enrolled Election Officers.

Motion made by Mr. DeBarge to approve and reappoint democratic, republican, and un-enrolled election officers. **Mr. Silva second. All in favor. Motion passed 4-0.**

BOARD UPDATES/MISC.

Mr. Goncalves: I have one comment and I want to get the ball rolling on this as soon as I can for these constituents. I was approached Saturday by Mr. & Mrs. Walsh on 336 Miller Street. The utility companies, Eversource, went ahead and made some modifications to the poles that are sitting in front of their home, which absolutely horrendous the amount of equipment they just hung there and another box or something that they placed next to their mailbox. It's disgusting and, in my opinion, devalues the home considerably, besides the esthetic part of it and I really think we should have Eversource come in and explain that and make sure they were within their authority. Normally if they change a guide wire or do anything, they come in. We have a hearing on it. All

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of a sudden all this happened in front of their home. It's disgusting and I think we really should have been told about it and had an opportunity to comment.

Mr. Gennette: I think that's because they replaced an existing pole.

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Mr. Strange: There is a little bit of history to this. The pole that Mrs. Walsh initially thought she was complaining about turns out to be a Verizon pole. It's a Verizon pole that GoNetSpeed is going to be using to attach their fiber cable to. Because it was a preexisting pole, they didn't need to be a pole petition provided. In order to do the transition of the wiring they put the new pole right next to the old pole so they can transition the wires. Right now, there's 2 poles in front of 336 Miller Street, or so we thought. Eversource was pretty good about getting the information that we need but after communicating that to Mrs. Walsh, she was again great about the whole thing. Apparently, there's not only these 2 poles, there's another 2 poles. That 2nd set of 2 poles, according to Mrs. Walsh are Eversource poles. She sent me pictures. I just got them right before the meeting tonight so that's kind of an ongoing thing. Absolutely I can reach back out to our Eversource contact and have her come in and explain to you guys if that's what you want to do just let me know.

Mr. Gennette: For the next meeting let's get Eversource in, let's get Mrs. Walsh in.

Mr. Goncalves: I think there's other spots as I go up and down that street a lot of times there's other spots that probably that sort of thing wouldn't be as bad. There's either a tremendous amount of width on a lot of frontage or just a vacant piece or near an intersection where there's already a lot going on. You're driving down and it's like all of a sudden oh my God. I've got power lines near my house, and I bought into it and I understand but this isn't right.

Mr. Gennette: Let's get them in.

Chairman to approve and sign all bills, warrants and abatements. A Record of all warrants is in the Selectmen's office for perusal until provided to the Town Accountant's office.

Mr. Gennette: The Sunday calendar for the Mack Donnelly Gazebo we're going to put on the website so that it's available for you. We've been reading it pretty regularly. I might as well give you the rundown.

July 16, 2023 – Blues Brothers Briefcase Concert

July 23, 2023 – Pioneer Valley Concert Band Sounds of Summer

July 30, 2023 – Bad Signs

August 6, 2023 – Jeff Gavioli and his Bad News Jazz and Blues Orchestra Cindy Reed

August 13, 2023 – Triple Louie's Runaway Train

August 20, 2023 – New England Swing Orchestra

August 27, 2023 – Acousticca

September 10, 2023 – Billy Eagen

CLOSING COMMENTS

Mr. Silva: Hopefully people that heard, and I'm going to reference Mr. DeBarge by saying how much the mills project isn't talked about. I hope that people get this and hear this and pass it along how great this could be for the community. We could potentially have millions of dollars in assessments. By doing that it will reduce your tax revenues. People have been complaining and complaining about how much the taxes have been going up. Me, as one of them, we just keep increasing and increasing. The elderly population just cannot afford some of these increases. I'm astonished that 200-300-400 dollars every year, they don't go up that in their limited income, or fixed income. Hopefully people will be happy and understand that this organization isn't just out there receiving monies and benefiting so much on their project, it's a great benefit for the community and all the taxpayers.

Mr. Goncalves: I don't want to beat a dead horse but it's an incredible project. I don't think there's anything like it in New England. We kind of take it for granted because over the years it's something that we're used to seeing there. To have that housing available, there is a shortage in town. It's unfortunate but a lot of our seniors, our over 55 population, are having to move out of town because there's really no place for them to live. You're looking at the potential of an additional 500-600 units over the next several years, in many cases subsidized where our elderly

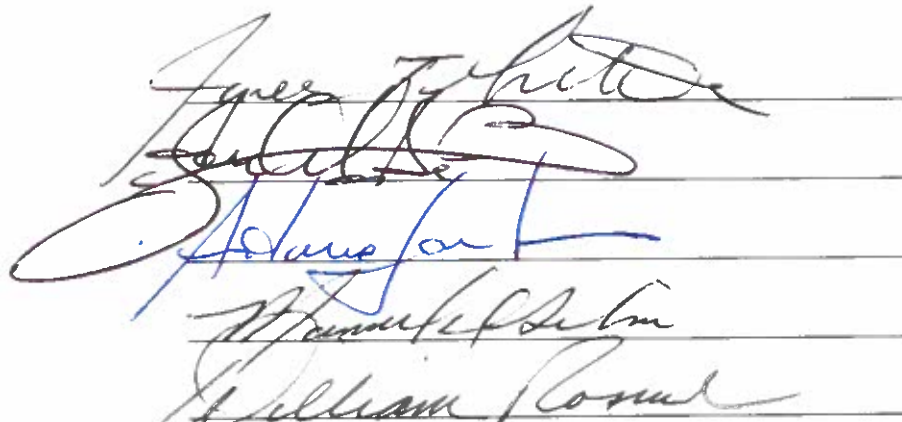
might be able to get a handle with their rent because of the set up of the project and how it's being built and the organizations that are involved. Aaron Saunders and Senator Oliveira, I know they're out there fighting hard to bring money back to the district as even probably retired Representative Petrolati. There's a lot of moving parts down there and everybody involved is doing a really great job. You should go down, take a look. I don't know about anybody else, but I'm excited about the clock coming back online. I'm sure it's going to be great to see that working again. I think that's it for now. Enjoy your summer as we're going along and be careful of the heat. Check on your neighbors. If you have an elderly neighbor, please, knock on the door once and a while and make sure they're ok and see you in a couple of weeks.

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Mr. DeBarge: A couple announcements from our Vet Center. We're doing our first Veteran's Coffee Hour the first Thursday of each month at 10:00 a.m. We also have a veteran's representative. The VA representative will be at the Vet Center and will be holding office hours on Thursday from 10:00 a.m. – 2:00 p.m. This is a veteran's rep who can help with claims and things like that. We do a lunch the 2nd Tuesday of each month. We had over 65 attendees today. We air that online. You have to make reservations now because it fills. Food pantry is Monday 2:00 – 4:30, Fridays 9:00 – 12:00. It is growing each day we have it. We're doing great things over there. Eric is doing great things over there. This past Saturday, July 8th was the Ludlow 250th Committee fundraiser at Lupa Zoo. I was on vacation, I was out of town, and I was not able to attend because this was the rain date, but very successful. A great night from the people that I talked to. Thank you to the Lupa Zoo, Lupa family, Joe Lupa especially for helping organize this as he is part of the 250th committee as well, among recreation and many other things. Very involved in our town. Every committee member on the 250th that participated in that. We have signs around town, 2 or 3 of them, they look like thermometers, as we're trying to raise money looking forward to our big celebration in July 2024 and we have many more fundraisers and many more things coming. I highly recommend The Sound of Freedom. Go see that movie. That was a fantastic movie. It will open your eyes if you don't see what's going on with child trafficking.

Mr. Gennette: I want to give a shout out to the DPW. I was talking to them earlier how well they've been taking care of the riverwalk recently. They've done a great job down there with trash cans and everything. I've got to tell you, the town itself has been looking pretty good so kudos to Jamie Tomas and his group. They've been doing a great job. I just wanted to shout out that. Thank you to Mr. Daley for coming in and giving us a rundown. It was nice to see him come in and I think that Westmass has really played well with Ludlow, and I think we have a great relationship with them and all things are positive. So, what a wonderful project.

Motion made by Mr. Goncalves to adjourn the meeting at 7:16 p.m. Mr. DeBarge second. All in favor. Motion passed 4-0.


Chairman
Ludlow Board of Selectmen