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TOWN OF LUDLOW, MASSACHUSETTS
CAPITAL IMPROVEMENT PLANNING COMMITTEE

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TOWN OF LUDLOW

Minutes of June 16, 2025, Capital Improvement Planning Committee.
Meeting began at 5:30 p.m.

Members Present: James Gennette, Tony Sanches, Chris Manfredi, Mr. Vitorino
Also Present: Marc Strange, Dave Ritchie

I. 5:30 p.m. Pledge of Allegiance

II. Visitations

- Dave Ritchie, Facilities Manager – Ludlow Boys & Girls Club HVAC

Mr. Ritchie discussed the gymnasium unit. Last quote received is from August 2024. \$240,000 must be paid upfront first. Gymnasium unit is first priority, pool unit is second. They are trying to decide if it's better to repair or replace the units. The motors for the discharge and return air were replaced and rebuilt in 2017. Sometimes they will shut off for no reason. The remaining 4 units are the same priority. He will get a new rebate sheet. The estimate from TJ Conway is not a hybrid unit. Gas hybrid units from Train are estimated at 8 weeks out.

Mr. Sanches said the quote from last year shows an almost 60% rebate. This quote is for the hybrid units.

Mr. Strange said considering the price points, this must be procured with an invitation to bid.

Mr. Gennette said Marc will follow up with the procurement portion. The committee needs a scope of the pool project.

Mr. Ritchie said the life span for all of the units is about 25 years.

Mr. Gennette suggested staggering them so in 25 years we're not replacing them all at the same time again.

Mr. Ritchie said the person he spoke w/ at TJ Conway said municipalities are able to get rebates through MassSaves.

Mr. Vitorino suggested getting estimates for hybrid units for the gym and pool.

Motion made by Mr. Vitorino to nominate Tony Sanches as Vice-Chair. Mr. Sanches accepted the nomination. All in favor. Motion passed 4-0.

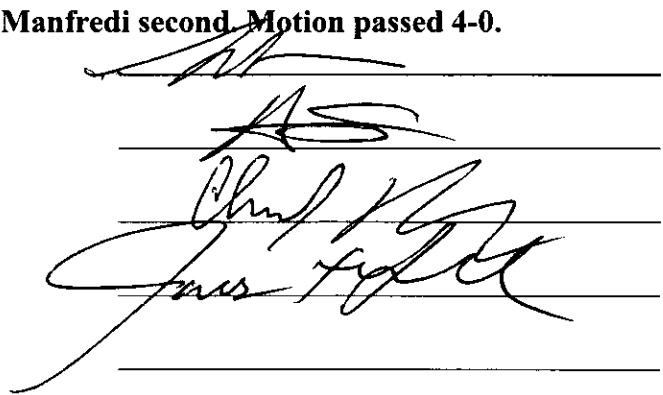
Mr. Gennette asked Mr. Strange about 40R funds and where the money comes from.

Mr. Strange said they are incentive payments that come from the state. The town created a smart growth district around the mills so any new affordable housing units that get built in that district we get payments from the state for. We get payments for mill 8 and 10. Mill 10 payments were used. Mill 11 is next. There's a balance of about \$300,000. It used to be able to be used for anything but in 2024 they narrowed it to capital as long as it qualifies under our bylaws.

Ms. Houle from the Planning Board will be joining the committee.

III. Close the Meeting

Motion made by Mr. Sanches to close. Mr. Manfredi second. Motion passed 4-0.

Four handwritten signatures are written on four horizontal lines. The signatures are in black ink and appear to be cursive. The first signature is at the top, followed by the second, third, and fourth signatures below it.