

**Northbridge Redevelopment Authority**  
**7 Main Street Whitinsville, MA 01588**  
**February 2, 2022 Open Meeting, 5:00 pm**

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NORTHBRIDGE TOWN CLERK  
LINDA B. ZYWIEN

**Present: Lee Gaudette, Chair; Sarah Kilkenny, Vice Chair; Thomas Begin, Clerk; Michael Wilkes, Member; Gary Bectholdt, Town Planner;**

Chairman Gaudette called the meeting to order at 5:02 pm.

The Authority reviewed the previous minutes of October 27, 2021 and suggested minor edits.

*Mr. Begin moved to approve the minutes of October 27, 2021 with edits; Ms. Kilkenny seconded the motion; the vote was 4-0-0 in favor;*

**Conversation with Town Planner**

Mr. Gary Bectholdt, Town Planner, introduced himself, and discussed the current Town-wide study focused on blight areas. Northbridge was once considered a mini entitlement community and received money from CDBG for housing improvements, streetscape projects, etc. back in the early 2000's. Unfortunately, the Town no longer qualifies as a mini entitlement community, but would have to qualify for CDBG funding annually. The Town recently applied to the Federal Government for grant funding, which was awarded, which has allowed the slum and blight study to be undertaken. Included in the scope of this study is the creation of a new village (A, B, C, & D streets), and study of Rockdale to identify the slum and blight inventory of these areas. This study includes a visual survey, water/sewer/stormwater drainage review, etc. and has previously completed a visual survey of these areas. The Town consultant is now working on an infrastructure review. The consultant and Town are targeting March/April for a preliminary report, with a potential final report issued in June/July. At that point, the report will then be submitted to the State for review/approval. If this report and study are accepted and designated as slum and blight, the Town would be eligible for Federal funding to improve these identified areas.

Authority members and Mr. Bectholdt discussed the charge of the NRDA, potential mission/goals, and intentions moving forward. The state language was discussed and all acknowledged how this is uncharted territory since the Authority has been dormant for a long time. Members reiterated how they are ready and willing to support the Town any way they can and work cooperatively with all boards, committees, commissions, professional staff, residents, etc. to achieve the collective goals.

**Mission and Goals Discussion**

The authority discussed examples of goals from other communities; discussed a draft example; and reviewed the example from Amherst. Members agreed the layout of their page was ideal.

Mr. Wilkes recommended that as we move forward and become busier with projects/initiatives/grants development, we should add them to the site and include more defined goals/objectives.

**Chairpersons Report**

Nothing to report.

**Trainings**

All members have read the State trainings. Members are working on State ethics training.

*Mr. Begin moved to adjourn at 5:45pm; Mr. Wilkes seconded the motion; the Authority voted 4-0-0 for said motion;*