

BAKER HILL ROAD DISTRICT
PRUDENTIAL COMMITTEE
WILLIAM PRENDERGAST, CHAIR

20 Bridge Street, Lanesborough, MA
May 14, 2025 – 12:00 P.M

Attendees: William Prendergast (Chairman), Hank Sayers, John Goerlach, Gina Dario (Town Administrator) Charles Durfee (DPW Director), Mark Siegars (Attorney), Lorna Gayle (Secretary)

Also attending: Michael Murphy (Select Board via Zoom), Eric Jakes (Target via Zoom)

Absent: John Goerlach, Linda Pruyne (Treasurer)

Meeting Called to Order: 12:00 pm

Public Comment: None forthcoming.

Approval of Minutes

Minutes for April 8, 2025. Motion to approve moved by Mr. Sayers, seconded by Mr. Prendergast. All in favor.

Public Comment

Mr. Prendergast introduced Mr. Jacques to Mr. Sayers, Mr. Durfee, Ms. Dario, Ms. Gayle, Mr. Siegars and Mr. Murphy. Mr. Jakes introduced as the senior property manger for Target and expressed his interest in attending.

Mr. Siegars outlined the agenda for the meeting and provided background on the 2019 ReUse Study that was funded, in part by the BHRD, and a grant from the state. He explained that one of the main focuses of the study was to ensure the well-being of Target. Mr. Siegars also explained the governance structure of the Town and the Road District, including background on their contracts with the town.

Mr. Jacques clarified Target's preference for first-class retail redevelopment. Mr. Siegars explained the various proposals for the property and the districts preference for Target's input. Mr. Jacques expressed Target's interest in supporting the community and ensuring operational efficiency. Both Mr. Prendergast and Mr. Siegars confirmed the district's to maintain good relations with Target, and to understand what their future plans are.

Mr. Murphy raised concerns about JMJ's proposal for Senior Housing and Retail Development. Mr. Jacques explained that he has not seen anysuch proposal and he has told JMJ that Target has a process when considering redevelopment that must be followed.

Mr. Siegars offered to provide information on available grants and funding opportunities for Target's water project. He provided background on the application process in answer to Mr. Jakes questions

Mr. Jacques discussed Target's tax payments to the Road District and his understanding of the services they provide. He explained that he will be discussing tax issues further with Target's tax specialists. He will report back to the Committee through Mr. Prendergast. He thanked the participants for the invitation and expressed interest in receiving meeting summaries and any other additional information. Ms. Dario will follow through on this request and also provide the Town's Master Plan for his review.

Road Maintenance and Road Safety

Mr. Durfee gave a Road Maintenance report that included maintenance, mowing, trash pick up and guardrail repair. Mr. Prendergast and Mr. Siegars discussed the high volume of traffic on the Connector Road making maintenance a priority.

Legal and Financial Matters

Mr. Siegars explained ongoing litigation with the Mall owners to collect unpaid taxes. Mr. Jacques expressed concern about being penalized for the Mall owners' lack of diligence. Mr. Siegars explained that Target's tax burden would decrease with property redevelopment.

Future Meeting: June 10, 2025, at the Water District Office, 20 Bridge Street at 12 PM.

Motion to adjourn moved by Mr. Sayers, seconded by Mr. Prendergast.

Meeting adjourned at 1:09 PM