

WARD COUNCILLORS

1 – David R. Thibault-Muñoz
2 – Dana M. Heath
3 – Paul G. Tassone
4 – Karen G. Hardern
5 – Aleksander H. Dernalowicz, Esq.

COUNCIL PRESIDENT

George C. Tyros



COUNCILLORS AT LARGE

Calvin D. Brooks
Craig R. Cormier
Brad E. Heglin
Elizabeth J. Kazinskas
Judy A. Mack

City of Gardner Massachusetts



CALENDAR FOR THE MEETING

of

MONDAY, MARCH 17, 2025

CITY COUNCIL CHAMBER

7:30 P.M.

ORDER OF BUSINESS

- I. CALL TO ORDER**
- II. CALL OF THE ROLL OF COUNCILLORS**
- III. OPENING PRAYER**
- IV. PLEDGE OF ALLEGIANCE**
- V. ANNOUNCEMENT OF OPEN MEETING RECORDINGS**

Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All documents and exhibits used or referenced at the meeting must be submitted in duplicate to the City Clerk, as they become part of the Meeting Minutes.
- VI. READING OF MINUTES OF PRIOR MEETING(S)**
- VII. PUBLIC HEARINGS**
- VIII. COMMUNICATIONS FROM THE MAYOR**
- IX. PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.**
- X. REPORTS OF STANDING COMMITTEES**

FINANCE COMMITTEE

- 11513** - An Order Seeking to Designate Christine Tree as Special Municipal Employee for the Property located at 153 Elm Street for the Safe Routes to School Project. *Page 4*
- 11503** - An Order of Taking for Easements (temporary and/or permanent) by Eminent Domain for the Purpose of the Safe Routes to School Project for various properties located on Elm Street in the area between Temple Street and Cherry Street. *Page 7*
- 11510** - An Order Authorizing the Creation of an Economic Development and Finance Manager for the position for the Community Development and Planning Department and Approving the Job Description for said position. *Page 50*
- 11511** - An Ordinance to Amend the Code of the City of Gardner, Chapter 171, thereof entitled "Personnel," to amend Schedule E, thereof entitled "Non-Union Compensation Schedule," to add the position of Economic Development and Finance Manager. *Page 56*

APPOINTMENTS COMMITTEE

- 11472** - A Measure Confirming the Mayor's Appointment of Robert Oliva, to the position of City Engineer, for term expiring January 16, 2028. *Page 58*
- 11485** - A Measure Confirming the Mayor's Appointment of Cory Hasselmann, to the position of Veterans' Agent/Veteran's Burial Agent, for term expiring January 16, 2028. *Page 59*
- 11492** - A Measure Confirming the Mayor's Appointment of Ron G. Darmetka, to the position of Member, Council on Aging, for term expiring January 16, 2028. *Page 60*
- 11493** - A Measure Confirming the Mayor's Appointment of Paul Leone, to the position of Member, Council on Aging, for term expiring January 16, 2028. *Page 61*
- 11494** - A Measure Confirming the Mayor's Appointment of Paul Crowley, to the position of Member, Council on Aging, for term expiring January 16, 2028. *Page 62*

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE

- 11504** - A Resolution in Support of the City of Gardner's Application for the FY2025 Community Development Block Grant Mini-Entitlement Plan. *Page 63*

XI. UNFINISHED BUSINESS AND MATTERS FOR RECONSIDERATION

XII. NEW BUSINESS

XIII. COUNCIL COMMENTS AND REMARKS

XIV. CLOSING PRAYER

XV. ADJOURNMENT

Items listed on the Council Calendar are those reasonably anticipated by the Council President to be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

CITY OF GARDNER LAW DEPARTMENT

Vincent Pusateri II
City Solicitor



128 Prichard Street
Fitchburg, MA 01420

Telephone (978) 342-6081
Fax (978) 343-0600

Writer's Email:
Vpusateri@pusaterilaw.com

March 13, 2025

City Council
95 Pleasant Street, Room 121
Gardner, MA 01440

RE: 153 Elm Street, Gardner, MA (Safe Routes to School)

To the Honorable City Council,

The Order to appoint Christine Tree as a Special Municipal Employee is intended to address a potential conflict of interest. Previously, I and members of my firm have represented individual title owners of the property located at 153 Elm St. Gardner. When I identified a potential conflict of interest with my representation of the City, I analyzed it and concluded that there was no conflict, however, the appearance of a conflict existed. I wrote to all the parties involved, including the Mayor and explained the situation.

I received the parties reply last week and determined that I would seek alternate representation for the City to avoid the appearance of a conflict. A Special Commissioner was appointed to sell the property which added an additional consideration.

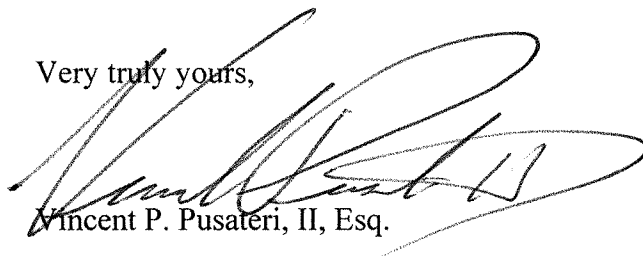
Therefore, out of an abundance of caution, I contacted Attorney Christine Tree to determine whether or not she could assist by representing the City of Gardner in connection with this one lot. We completed a conflict check and determined that she was able to take the matter.

I had calendared the filing of the order for this morning. Unfortunately, I overlooked the Council's new procedure to bring the matter to Finance first before appearing on the City Council agenda.

This designation of Special Municipal Employee is important to Attorney Tree who could not otherwise assist the City. This is because a portion of Attorney Tree's practice includes the representation of our constituents before our Boards and Commissions. The Special Municipal Employee designation will allow Attorney Tree to continue to do this as well as represent the City in connection with this issue. The Safe Routes to School orders are before the Council on Monday, March 17, 2025. The project is time sensitive as a DOT has funding deadlines.

Therefore, I respectfully request that the Council proceed, out of order, by bringing this Order to a vote.

Very truly yours,

A handwritten signature in black ink, appearing to read "Vincent P. Pusateri, II, Esq.", written over a horizontal line.


Vincent P. Pusateri, II, Esq.

VPP/kdb
cc: Mayor Michael Nicholson

TO THE HONORABLE CITY COUNCIL OF THE CITY OF GARDNER

Ladies and Gentlemen:

The undersigned petitions your Honorable Body to designate Attorney Christine Tree, Esquire, a Special Municipal Employee pursuant to M.G.L. c. 268A, insofar as Attorney Tree serves as Special Counsel for the City solely in connection with a particular matter, (that being a Safe Routes for School Project, 153 Elm Street, Gardner MA and other properties). Attorney Tree has not billed the City in excess of 800 hours in the past year. Attorney Tree and the firm of Christine Tree Legal represent the interests of other constituents before the City of Gardner's Boards and Commissions of the City of Gardner. The designation will permit her continued practice and while representing the City in this matter. Her representation is requested by the Solicitor as it will resolve an issue with the appearance of a conflict of interest with the Solicitor and the record title owners of the property.

A handwritten signature in blue ink, reading "Michael J. Nicholson", written over a horizontal line.

Mayor Michael Nicholson

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 224 square feet more or less of land being shown as SW-1, 3,012 square feet more or less being shown as SW-2, 151 square feet more or less being shown as SW-3, 1,220 square feet more or less being shown as PUE-7, and 1,342 square feet more or less being shown as TE-1, 822 square feet more or less being shown as TE-22, and 4,402 square feet more or less being shown as TE-23 on a plan dated December 6, 2024, and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights,

subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

City of Gardner

PROPERTY ADDRESS

160 Elm Street

Gardner, MA 01440

AWARD

~~\$10,500.00~~-Donated-

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March__, 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF _____ YEAS
AND __ NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 1541 square feet of land being shown as TE-10 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Elizabeth Craft and Benjeman Lyon

PROPERTY ADDRESS

177 Elm Street

Gardner, MA 01440

AWARD

\$1625.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March __, 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 488 square feet of land being shown as TE-17 and 36 square feet being shown as PUE-1, on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Kingsley D. & Beverly A. Locke

PROPERTY ADDRESS

197 Elm Street

Gardner, MA 01440

AWARD

\$660.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 467 square feet more or less of land being shown as TE-16 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Terry N. Maganda, Cynthia Sidi Vuko Kafwihi

PROPERTY ADDRESS

191 Elm Street

Gardner, MA 01440

AWARD

\$495.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 7G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 1,487 square feet more or less of land being shown as TE-6, on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

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The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Calvin D. Brooks

PROPERTY ADDRESS

147 Elm Street

Gardner, MA 01440

AWARD

~~\$1,565.00~~ Donated

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

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WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 13 square feet more or less of land being shown as SW-4, 248 square feet more of less of land being shown as PUE-2 and 355 square feet more or less being shown as TE-18 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

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The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

MARGARET C. SHEPARDSON- LEGERE
& JAMES T. LEGERE

PROPERTY ADDRESS

203 Elm Street
Gardner, MA 01440

AWARD

\$1,430.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 433 square feet more or less of land being shown as TE-13 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets" ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Christine Carter

PROPERTY ADDRESS

204 Elm Street

Gardner, MA 0144

AWARD

\$455.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 162 square feet more or less of land being shown as TE-19 and 39 square feet more or less of land being shown as PUE-3 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Dianne M. Leblanc

Celest J. Leblanc

Charlotte Johnson

PROPERTY ADDRESS

209 Elm Street

Gardner, MA 01440

AWARD

\$330.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 512 square feet more or less of land being shown as TE-21 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Jeffrey A. Landry Jr., Trustee of 28-30 Temple Street Realty Trust

PROPERTY ADDRESS

28-30 Temple Street

Gardner, MA 01440

AWARD

\$540.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 545 square feet more or less of land being shown as TE-11 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Shayla M. Boyce

PROPERTY ADDRESS

61 Bond Street

Gardner, MA 01440

AWARD

\$575.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 235 square feet of land being shown as TE-2 on a plan dated December 6, 2024” and entitled “2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024” sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters “TE” are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Driss Maechaoui

PROPERTY ADDRESS

76 Cross Street

Gardner, MA 01440

AWARD

\$160.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 1266 square feet more or less of land being shown as TE-3 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Simon C. Steely Jr.

PROPERTY ADDRESS

129 Elm Street

Gardner, MA 01440

AWARD

\$1,335.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 1180 square feet more or less of land being shown as TE-5 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Kevin D. Sabourin & Diane L. Sabourin Maureen L. Whorley, PR for Estate of Barbara Maxim

Michael Maxim, PR for Estate of Albert L Maxim

Kathleen Caisse, PR for the Estate of Albert L Maxim

Kathleen Caisse, PR for the Estate of Barbara A. Carbonneau Sabourin

Kevin Maxim

Nick Maxim

Patrick Maxim

David Maxim

PROPERTY ADDRESS

137 Elm Street

Gardner, MA 01440

AWARD

\$1,245.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street; and

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 877 square feet more or less of land being shown as TE-8 and 33 square feet more or less of land being shown at PUE-9 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Andrea G. Camas Jean C. Santiago

PROPERTY ADDRESS

159 Elm Street
Gardner, MA 01440

AWARD

\$1,058.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 639 square feet more or less of land being shown as TE-9 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" prepared by GCG Associates, Inc. ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

William E. Wheeler

PROPERTY ADDRESS

163 Elm Street

Gardner MA, 01440

AWARD

\$675.000

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 588 square feet more or less of land being shown as TE-12 and 425 square feet more or less of land being shown as TE-4 and 198 more or less of land being shown as PUE-6, on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Genbar Reality Trust

Gene L. Bisol

Barbara P. Bisol

PROPERTY ADDRESS

186 Elm Street

Gardner MA, 01440

AWARD

\$480.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF ___YEAS AND ___NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 679 square feet more or less of land being shown as TE-14 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

James R. Gallant Maureen A. Gallant

PROPERTY ADDRESS

210 Elm Street

Gardner MA, 01440

AWARD

\$715.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 753 square feet more or less of land being shown as TE-15 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

North Shore Receivership and Development LLC

PROPERTY ADDRESS

209 Lawrence Street

Gardner MA, 01440

AWARD

\$795.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to January 2, 2025 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 724 square feet more or less of land being shown as TE-20 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester South District Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and

public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Karen M. Joseph

PROPERTY ADDRESS

215 Elm Street

Gardner MA, 01440

AWARD

\$765.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March , 2025

ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF __YEAS AND __NAYS.

Titi Siriphan, City Clerk City of Gardner

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

CITY OF GARDNER, MASSACHUSETTS ORDER OF TAKING

WHEREAS, the City of Gardner, a city organized and incorporated under the laws of Massachusetts, with a usual place of business located at 95 Pleasant Street, Gardner, MA is authorized to take land by eminent domain for any municipal purpose pursuant to Section 36, of the City of Gardner Charter as amended to November 8, 1989 and M.G.L. c. 79, as amended and Chapter 121B;

WHEREAS, the City of Gardner is improving sidewalk conditions on Elm Street;

WHEREAS, the City of Gardner has voted and appropriated monies to be used to acquire temporary and/or permanent easements for such public purpose;

WHEREAS, Mayor Michael Nicholson has approved the acquisition of temporary and/or permanent easements for said public purpose and recommended to the City Council an order of taking; and

WHEREAS sufficient funds have been appropriated into account 22110-59990 to compensate the property owners for the property rights taken hereby.

NOW THEREFORE, BE IT ORDERED THAT:

Acting pursuant to the powers set forth in M.G.L. c. 79, as amended, and Chapter 121B, as amended, and of any and every power and authority available to the City of Gardner, granted or implied, the City of Gardner hereby takes for itself by eminent domain, for the purpose of maintaining a public way. The property taken comprises 786 square feet more or less of land being shown as TE-7 and 22 square feet more or less of land being shown as PUE-8 on a plan dated December 6, 2024 and entitled "2024 Elm Street Easement Plan prepared for the City of Gardner, Massachusetts by GCG Associates, Inc. scale 1" = 20' Date: December 6, 2024" prepared by GCG Associates, Inc., sheets ___ - ___ being recorded in the Worcester South District Registry of Deeds Plan Book _____, page _____. Mass DOT Project File No. 610672.

Any easement identified by letters "TE" are temporary easements. Said temporary easements shall terminate automatically five (5) years from the date on which this Order of Taking is recorded with the Worcester County Registry of Deeds with necessity of recording any instruments with said Deeds. Nothing in this paragraph shall affect the permanent easement acquired by the City.

The taking is made together with any and all easements and rights appurtenant to the property, including trees, buildings and other structures standing upon or affixed thereto, air rights, subsurface rights and including the interests of the supposed owners, if any, in all private ways and public streets, highways or in the land lying in the bed of any street or highway, public or private within or adjacent to the Property.

The City Council hereby awards damages sustained by persons in their property by reasons of this taking as follows:

OWNER

Robert J. Cotton, as the Partition Commissioner duly appointed by the Worcester Probate Court, Docket No. WO24E0029PP, by decree of Judge Leilah A. Keamy dated December 3, 2024. Said Decree determines that the tenants in common are Lynn Elliott, Steven J. Lampa, Loreen St. Laurent and Sharon Sherman, in the shares set forth by said Decree or as otherwise determined by the Court

PROPERTY ADDRESS

153 Elm Street Gardner, MA 01440

AWARD

\$915.00

The City Council does direct and authorize the Mayor to do all things and to execute all documents necessary for the prompt payment of the amount of damages awarded in the Order of Taking so that the same shall be payable within sixty (60) days after the rights to damages become vested in the persons entitled to damages. The Mayor is further requested to direct the City Solicitor for and on behalf of the City Council to give notice of this taking and pertinent information to every person entitled thereto in accordance with the provisions of General Laws Chapter 79, Sections 7B, 7C, 7F, 77G, 8A, and 8B.

In City Council

March _____, 2025

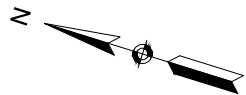
ORDERED AND ADOPTED BY A YEA AND NAY VOTE OF _____ YEAS AND NAYS.

Titi Siriphan, City Clerk City of Gardner

GARDNER
ELM STREET

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0038(670)X	13	15
PROJECT FILE NO. 610672			

PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 1 OF 3



N/F
CARMAN ZALDUA-ROSADO
DEED BOOK/PAGE 43943/292
63 CROSS STREET
ASSESSORS MAP ID R22-3-27

N/F
CITY OF GARDNER - SCHOOL DEPARTMENT
DEED BOOK/PAGE 1550/431
160 ELM STREET
ASSESSORS MAP ID R22-3-26
AREA=492,391± S.F.

PARCEL NO. SW-1
CITY OF GARDNER - SCHOOL DEPARTMENT
AREA ABOUT 224 S.F.

PARCEL NO. RUE-7
CITY OF GARDNER - SCHOOL DEPARTMENT
AREA ABOUT 1220 S.F.

PARCEL NO. TE-1
CITY OF GARDNER - SCHOOL DEPARTMENT
AREA ABOUT 1342 S.F.

CROSS STREET
(PUBLIC-60' WIDE)

ELM STREET
(PUBLIC-49.5' WIDE)

CROSS STREET
(PUBLIC-60' WIDE)

PROJECT BEGIN
STA 1+40
N3035353.8369
E322802.7804

PARCEL NO. TE-2
DRISS MAECHAOU
AREA ABOUT 235 S.F.

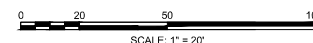
N/F
DRISS MAECHAOU
DEED BOOK/PAGE 58246/101
76 CROSS STREET
ASSESSORS MAP ID R22-3-6
PROP. TREE TRIMMING
WITHIN PUBLIC ROW (TYP.)

N/F
SIMON C. STEELY JR
DEED BOOK/PAGE 22113/66
129 ELM STREET
ASSESSORS MAP ID R22-3-5

PARCEL NO. TE-3
SIMON C. STEELY JR
AREA ABOUT 1266 S.F.

PARCEL NO. TE-5
ALBERT L. MAXIM,
BARBARA A. MAXIM,
KEVIN D. SABOURIN,
DIANE L. SABOURIN
AREA ABOUT 1180 S.F.

N/F
ALBERT L. MAXIM,
BARBARA A. MAXIM,
KEVIN D. SABOURIN,
DIANE L. SABOURIN
DEED BOOK/PAGE 8022/5
DEED BOOK/PAGE 68839/224
137 ELM STREET
ASSESSORS MAP
ID R22-3-4

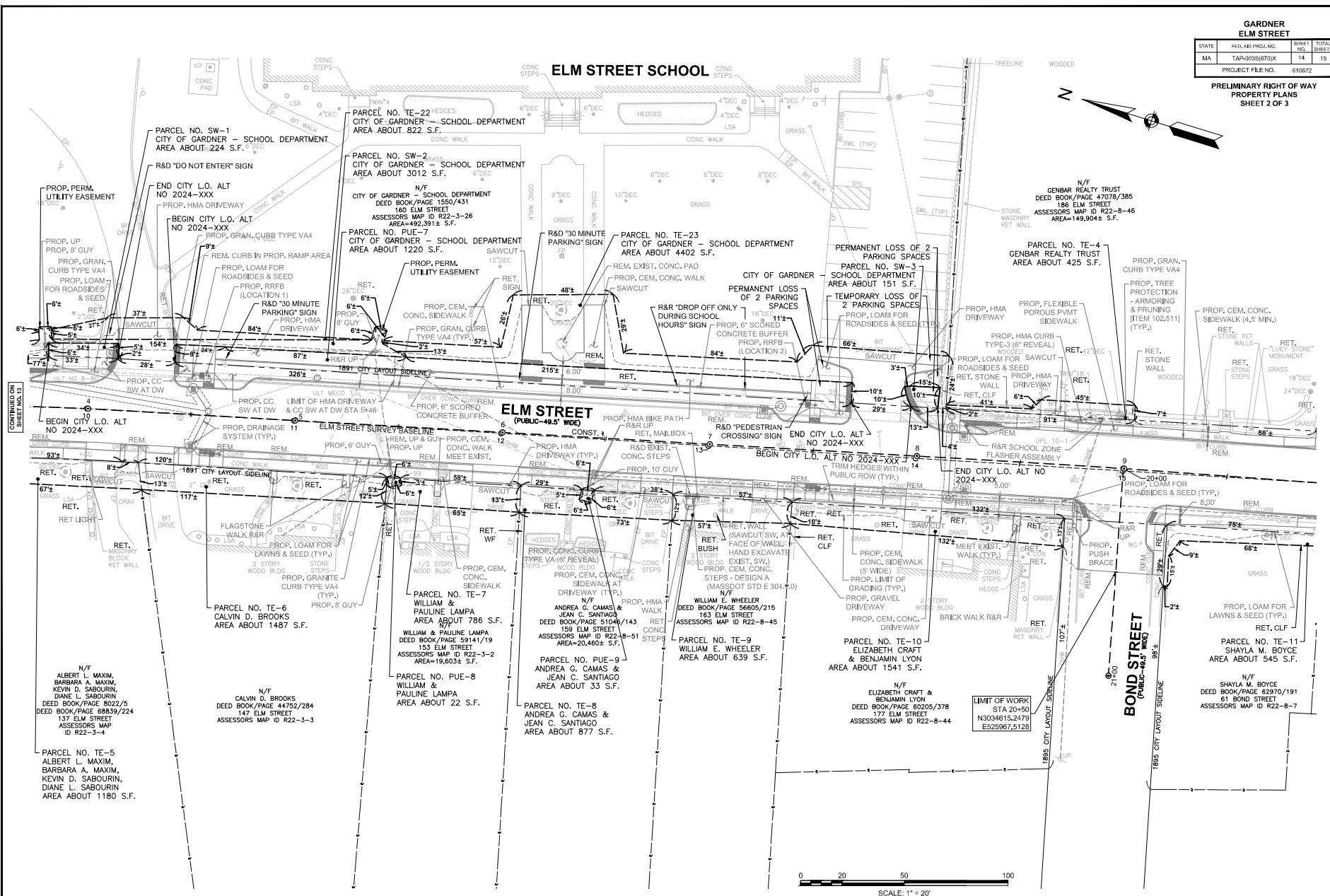
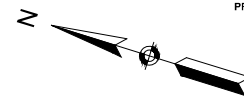


CONTINUED ON
SHEET NO. 14

GARDNER
ELM STREET

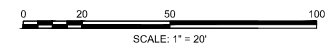
STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0038(870)X	14	15
PROJECT FILE NO. 610672			

PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 2 OF 3



CONTINUED ON
SHEET NO. 1

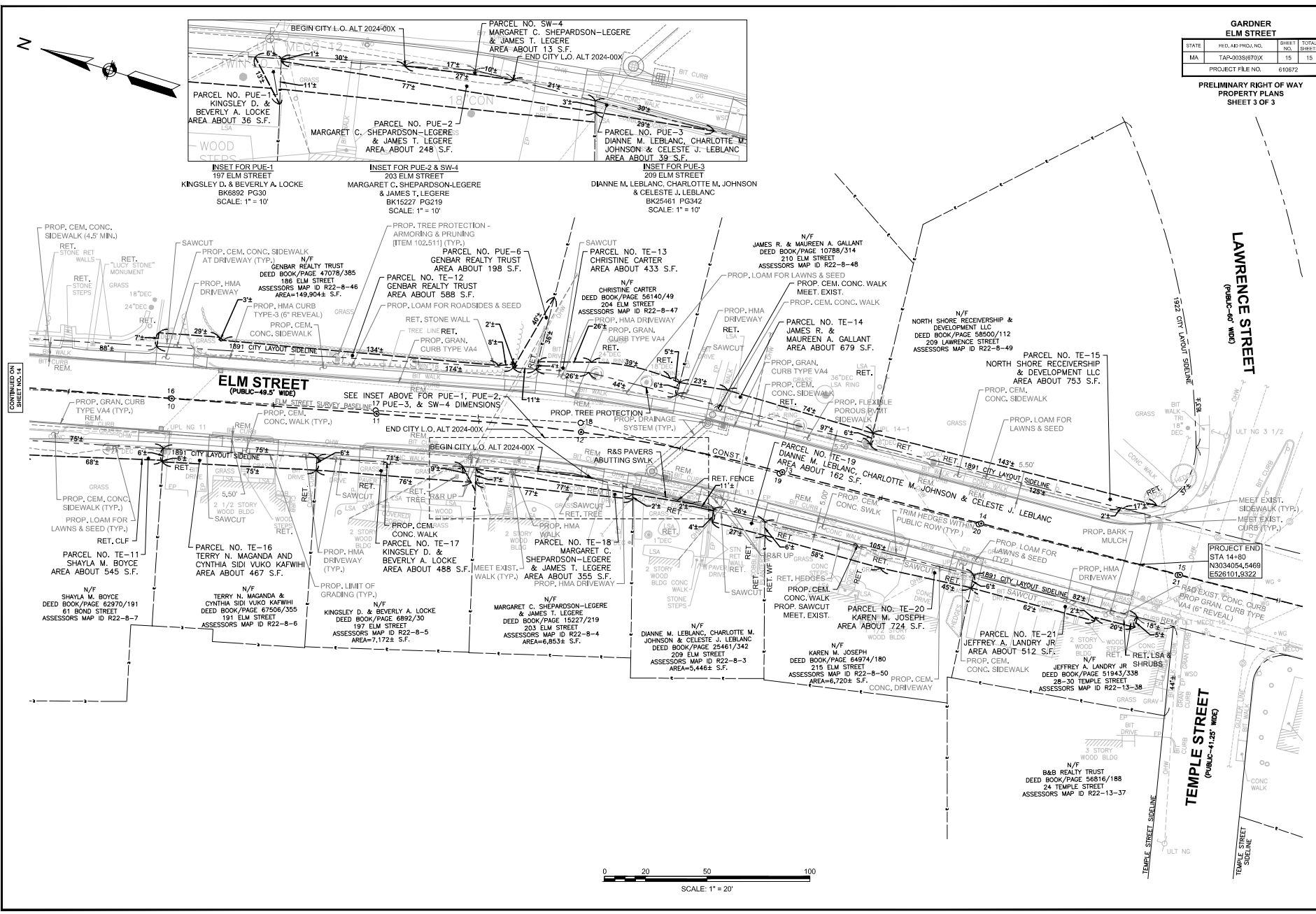
CONTINUED ON
SHEET NO. 15



GARDNER
ELM STREET

STATE	FED.AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	TAP-0038(670)X	15	15
PROJECT FILE NO.		610672	

PRELIMINARY RIGHT OF WAY
PROPERTY PLANS
SHEET 3 OF 3



CONTINUED ON
SHEET 2 OF 3

LAWRENCE STREET
(PUBLIC-40' WIDE)

TEMPLE STREET
(PUBLIC-41.25' WIDE)

0 20 50 100
SCALE: 1" = 20'



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

RECEIVED

2025 MAR 10 A 10:47

CITY CLERK'S OFFICE
GARDNER, MA

March 10, 2025

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Authorizing the Creation of an Economic Development and Finance Manager for the position for the Community Development and Planning Department and Approving the Job Description for said position.

Dear Mr. President and Councilors,

Section 6 of Chapter 3 of the Code of the City of Gardner, as amended in December of 2024, requires that the City Council, by majority vote, approve all new and amendments to job descriptions for positions in the City.

Upon review of the Department's operations, Director Stevens has requested that the positions of Economic Development Coordinator and Budget Project Manager be merged into one position, to improve efficiencies in the department.

I am in agreement with the director on this move and believe it to be in the best interest of the City. I hereby ask the Council approve the attached job description and create the position so it can be posted for the City.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER CREATING A NEW POSITION TO BE ENTITLED "ECONOMIC DEVELOPMENT AND FINANCE MANAGER," FOR THE COMMUNITY DEVELOPMENT AND PLANNING DEPARTMENT AND TO APPROVE THE JOB DESCRIPTION FOR SAID POSITION

ORDERED: Pursuant to Section 6 of Chapter 3 of the Code of the City of Gardner, as amended on December 16, 2024, the position of "Economic Development and Finance Manager," be created for the Department of Community Development and Planning, in accordance with the attached Job Description.

Job Title:	Economic Development & Finance Manager
Position Status:	Full-time, hourly, Exempt, non-union
Report to:	Director of Community Development and Planning
Date:	March 2025

Position Purpose:

The Economic Development and Finance Manager performs professional, administrative, and technical work in both economic development and financial management. This role is responsible for attracting and retaining business and industry within the City, managing related financial records and reporting, administering grants, and ensuring compliance with relevant regulations and program requirements. The position also assists with the administration of the City's housing rehabilitation program and supports the Director of Community Development and Planning in various activities to foster economic growth and community development.

Supervision:

Supervision Scope: The position involves a high level of responsibility for both economic development and financial administration functions. The role provides professional advice to city officials and other stakeholders on economic development policies, strategies, and financial management related to local programs.

Supervision Received: Works under the direction of the Director of Community Development and Planning.

Supervision Given: None

Job Environment:

Work is primarily performed in an office setting with moderate noise levels. There may be occasional travel to attend meetings and field visits, with exposure to outdoor weather conditions. Regular use of office equipment, including computers, calculators, telephones, and automobiles, is required. There will also be frequent communication with various government agencies, businesses, the media, and the public.

Essential Functions:

(The essential functions or duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.)

Economic Development:

- Develops and implements strategic plans for business attraction and retention within the City.
- Coordinates with local organizations and agencies (e.g., Chamber of Commerce, regional planning commissions) to promote and assist businesses.
- Manages the Gardner Brownfield Revolving Loan Fund, including the preparation and submission of grant applications and quarterly reports
- Conducts business outreach and site tours, providing presentations to promote the City of Gardner.
- Identifies, applies for, and manages economic development grants and funding programs.

- Maintains the City’s Economic Development website, ensuring timely updates and accuracy.

Financial Administration:

- Maintains all financial records, including daily journals, general ledgers, and bank reconciliations.
- Prepare monthly financial reports and documentation for the Director of Community Development and Planning.
- Coordinates with other city departments (Auditor, Treasurer) to reconcile accounts and prepare drawdown forms.
- Supports housing rehabilitation programs, including maintaining accurate financial records, assisting in client intake, and monitoring project compliance.
- Assists in grant preparation and administration for the housing rehabilitation program.
- Ensures compliance with all reporting requirements for state and federal programs.

Housing Rehabilitation Program:

- Provides daily administration of housing rehabilitation projects, ensuring smooth processing of applications and compliance with program requirements.
- Assists property owners in understanding program eligibility and coordinates with contractors to meet rehabilitation needs.
- Monitors contract work and performs inspections to ensure program standards are met.
- Assists in preparing discharges and subordinations for homeowners who have previously participated in the housing program.

General Responsibilities:

- Attends and participates in meetings with state, regional, and federal officials and other stakeholders.
- Responds to inquiries from businesses and the public regarding economic development opportunities and financial assistance programs.
- Performs other duties as directed by the Director to support the objectives of the Department of Community Development and Planning.

Recommended Minimum Qualifications:

Education and Experience:

Bachelor’s degree in public or business administration, economic development, urban planning, accounting, or a closely related field is preferred; however, equivalent professional experience will be considered in lieu of formal education.

At least five years of professional experience in economic development, financial management, or a closely related field, with specific experience in grant writing and administration.

Experience in commercial leasing, real estate contract negotiation, or related areas is a plus.

Special Requirements:

Possession of a valid motor vehicle operator’s license.

Knowledge, Ability and Skill:

Knowledge: Thorough knowledge of local, state, and federal loan, grant, and incentive programs. In-depth understanding of business and economic development, including real estate, commercial leasing, and financing. Knowledge of financial management, including financial reporting, reconciliation, and grants administration.

Ability: Ability to establish and maintain effective working relationships with government officials, businesses, contractors, and the public. Ability to prepare and deliver formal presentations to government agencies, businesses, and community organizations. Ability to handle confidential financial information and ensure compliance with grant and financial regulations.

Skill: Demonstrated skill in financial recordkeeping, grant writing, and administration. Strong organizational skills with the ability to prioritize multiple tasks and projects. Proficiency in Microsoft Office Suite (Word, Excel, etc.) and financial management software (knowledge of CDBG/GMS is a plus). Strong written and verbal communication skills.

Physical Requirements:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions.

Ability to perform regular office tasks such as sitting, standing, typing, and viewing a computer screen for extended periods. Ability to walk, stand, and occasionally travel for site inspections and meetings. Ability to communicate effectively both in writing and verbally.

Work Schedule:

This position typically follows standard office hours, but flexibility may be required to attend evening meetings or site visits. Occasional travel is required.

Selection Guidelines

Formal application, rating of education and experience; oral interview and reference checks; job related tests may be required. The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

(This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.)

Approved by Human Resources: _____ Date: _____

Approved by Mayor: _____ Date: _____

The City of Gardner is an EOE/AA employer: Pay Equity/Equal Opportunity/Americans with Disabilities Act Employer.



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

RECEIVED

2025 MAR 10 A 10:47

CITY CLERK'S OFFICE
GARDNER, MA

March 10, 2025

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Ordinance to Amend the Code of the City of Gardner, Chapter 171, thereof entitled "Personnel," to amend Schedule E, thereof entitled "Non-Union Compensation Schedule," to add the position of Economic Development and Finance Manager

Dear Mr. President and Councilors,

In conjunction with the proposal to create the new combined position of Economic Development and Finance Manager for the Community Development and Planning Department, I hereby submit the attached ordinance change to the compensation schedule ordinance.

Please note that for the two previous positions, the Economic Development Coordinator was paid for fully from the General Fund (\$65,453.39) and the Budget Finance Manager position was paid for 93% by Community Development Block Grant Funds, 3% by the Gardner Redevelopment Authority, and 2% by the City's General Fund (total compensation \$53,006.20).

The proposal for the new position does continue the funds from the GRA and CDBG, reducing the General Fund share of the position.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 171,
THEREOF ENTITLED PERSONNEL, TO AMEND THE ATTACHEMENT E, THEREOF
ENTITLED “NON-UNION COMPENSATION SCHEDULE” TO ADD THE POSITION OF
“ECONOMIC DEVELOPMENT AND FINANCE MANAGER”**

Be it ordained by the City Council of the City of Gardner as follows:

Section 1: That the following be deleted from Attachment E of Chapter 171 of the Code of the City of Gardner, thereof entitled “Non-Union Compensation Schedule”

B. Non-Union Direct and Supervisory Staff Positions

Position	Grade	Annual	Weekly
Economic Development Coordinator		65,453.39	\$1,258.72

Section 2: That the following be deleted from Attachment E of Chapter 171 of the Code of the City of Gardner, thereof entitled “Non-Union Compensation Schedule”

C. Non-Union Staff Positions

Position	Grade	Hourly
Budget/Project Manager	City	\$1.22
	GRA	\$0.72
	CDBG	\$25.60
	Total:	\$27.55

Section 3: That the following be added from Attachment E of Chapter 171 of the Code of the City of Gardner, thereof entitled “Non-Union Compensation Schedule”

B. Non-Union Direct and Supervisory Staff Positions

Position	Grade	Annual	Weekly
Economic Development and Finance Manager	City	\$24,360.32	\$1,442.31
	GRA	\$1,385.28	
	CDBG	\$49,254.40	
	Total:	\$75,000.00	

Section 4: This ordinance shall take effect upon passage and publication as required by law.

January 16, 2025

RECEIVED

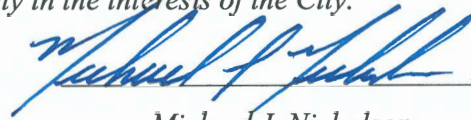
Commonwealth of Massachusetts

2025 JAN 23 AM 11:03
Worcester County
CITY CLERK'S OFFICE
GARDNER, MA

City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint Robert Oliva to the position of City Engineer, and I certify that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.

 Mayor
Michael J. Nicholson

Confirmed by City Council: _____

Titi Siriphan
City Clerk

Expires: January 16, 2028

Worcester, ss., _____

Then personally appeared the above named Robert Oliva and made oath that he/she would faithfully and impartially perform the duties of the office of City Engineer according to law and the best of his/her abilities.

Before me,

City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received _____

January 16, 2025

RECEIVED

Commonwealth of Massachusetts

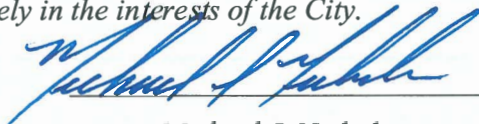
2025 FEB -3 P 2:29
Worcester County
CITY CLERK'S OFFICE
GARDNER, MA

City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint Corey Hasselmann to the position of Veterans' Agent/Veterans' Burial Agent and I certify

that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.



Michael J. Nicholson
Mayor

Confirmed by City Council: _____

Titi Siriphan
City Clerk

Expires: January 16, 2028

Worcester, ss., _____

Then personally appeared the above named Corey Hasselmann and made oath that he/she would faithfully and impartially perform the duties of the office of Veterans' Agent/ Burial Agent according to law and the best of his/her abilities.

Before me,

City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received _____

January 16, 2025

Commonwealth of Massachusetts

RECEIVED

Worcester County

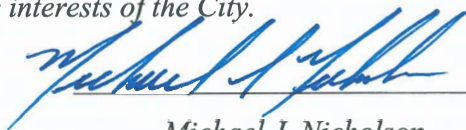
2025 FEB -3 P 2:30

City of Gardner

CITY CLERK'S OFFICE
GARDNER, MA

CERTIFICATE OF APPOINTMENT

I appoint **Ron G. Darmetka** to the position of **Member, Council on Aging**, and I certify that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.



Mayor

Michael J. Nicholson

Confirmed by City Council _____

City Clerk

Titi Siriphan

Expires: January 16, 2028

Worcester, ss., _____

Then personally appeared the above named **Ron G. Darmetka** and made oath that he/she would faithfully and impartially perform the duties of the office of **Member, Council on Aging** according to law and the best of his/her abilities.

Before me,

City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received _____

January 16, 2025

Commonwealth of Massachusetts

RECEIVED
Worcester County

City of Gardner

2025 FEB -3 P 2:30

CERTIFICATE OF APPOINTMENT

CITY CLERK'S OFFICE
GARDNER, MA

I appoint Paul Leone to the position of Member, Council on Aging, and I certify that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.



Michael J. Nicholson
Mayor

Confirmed by City Council _____

Titi Siriphan
City Clerk

Expires: January 16, 2028

Worcester, ss., _____

Then personally appeared the above named Paul Leone and made oath that he/she would faithfully and impartially perform the duties of the office of Member, Council on Aging according to law and the best of his/her abilities.

Before me,

City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received _____

January 16, 2025

Commonwealth of Massachusetts

RECEIVED
Worcester County

City of Gardner

2025 FEB -3 P 2:30

CERTIFICATE OF APPOINTMENT

CITY CLERK'S OFFICE

GARDNER, MA

I appoint Paul Crowley to the position of Member, Council on Aging, and I certify that in my opinion he/she is a person specially fitted by education, training, or experience to perform the duties of said office, and that I make the appointment solely in the interests of the City.



Mayor
Michael J. Nicholson

Confirmed by City Council _____

City Clerk
Titi Siriphan

Expires: January 16, 2028

Worcester, ss., _____

Then personally appeared the above named Paul Crowley and made oath that he/she would faithfully and impartially perform the duties of the office of Member, Council on Aging according to law and the best of his/her abilities.

Before me,

City Clerk

Chapter 303 Acts of 1975
and
Chapter 409 Acts of 1983

Received _____



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

February 24, 2025

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A Resolution in Support of the City's FY2025 Community Development Block Grant Mini-Entitlement Plan and Application

Dear Mr. President and Councilors,

I hereby submit the FY2025 Community Development Block Grant Mini-Entitlement Plan Resolution for your consideration, and respectfully ask that the City Council vote to endorse the resolution so that a copy of said resolution may be included in the grant application package to be submitted by the Administration by the March 2025 deadline.

The proposals in this packet were approved for submission by the City's Community Development Block Grant Steering Committee on Friday, February 21, 2025.

As I stated at the February 18, 2025 meeting of the Economic and Community Development Standing Committee, municipalities, like Gardner, that have a population greater than 10,000 but less than 50,000 are considered mini-entitlement communities. Municipalities who have this designation receive Community Development Block Grant Funds through their respective states and a pass-through, rather than directly from the federal government. In Massachusetts, our application is submitted to the Executive Office of Housing and Livable Communities who reviews the projects and awards Gardner the funding they receive from the Federal Department of Housing and Urban Development.

Once submitted, we anticipate the Executive Office of Housing and Livable Communities to announce their awards to mini-entitlement communities in the September/October timeframe.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

RESOLUTION**FY 2025 COMMUNITY DEVELOPMENT BLOCK
Mini Entitlement Plan**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARDNER AS FOLLOWS:

WHEREAS, the City council has reviewed the proposals prepared by the Department of Community Development and Planning for Inclusion within the FY 2025 Community Development Block Grant (CDBG Mini Entitlement Plan; and

WHEREAS, the CDBG proposals seek funding for support of public social services, demolition, infrastructure repair and upgrade, economic development, and associated administrative costs; and

WHEREAS, the activities proposed within the FY 2025 CDBG Mini Entitlement Plan meet the priorities identified within the City's 2025 Community Development Strategy; and

WHEREAS the City does not possess the bonding capacity or have the availability of funds to appropriate from its general budget to undertake such projects and reliance upon grant funds is required; and

WHEREAS the City Council supports each of the activities as being consistent with the City's goal of promoting quality programs for its citizens;

NOW THEREFORE, the City Council hereby extends its support of each proposed activity and endorses the City's FY 2025 CDBG Mini Entitlement Plan to be submitted to the Commonwealth of Massachusetts, Department of Housing and Community Development

<u>Group</u>	<u>Project</u>	<u>CDBG \$'s</u>	<u>Non-CDBG \$'s</u>	<u>Total</u>
Community Development & Planning	Construction/Design for Downtown Phase V	\$340,000.00	\$0.00	\$340,000.00
Community Development & Planning	Design School Street School PArking Lot/Accessible Walking path to Jackson Park	\$90,000.00	\$0.00	\$90,000.00
Community Development & Planning	Installation of Fire Electrical System for Waterford Street Community Center	\$122,000.00	\$0.00	\$122,000.00
Social Service / Non Profit Programs	Voices of Truth - Domestic Violence Prevention	\$15,000.00	\$0.00	\$15,000.00
Social Service / Non Profit Programs	Gardner Community Action Committee - Food Program	\$30,000.00	\$20,000.00	\$50,000.00
Social Service / Non Profit Programs	Gardner Athletic Program - User Fee	\$23,000.00	\$10,000.00	\$33,000.00
Social Service / Non Profit Programs	Montachusett Veterans Outreach Center	\$20,000.00	\$10,000.00	\$30,000.00
Social Service / Non Profit Programs	Gardner Emergency Housing Mission (GEHM)	\$50,000.00	\$0.00	\$50,000.00
Estimated Administrative & Delivery costs.		\$160,000.00	\$0.00	\$160,000.00
Sub-total		\$850,000.00	\$40,000.00	\$890,000.00

City of Gardner

FY 2025 Mini-Entitlement

Construction/Design for Downtown Phase V **** : Funds would be used to replace sidewalk on Willow Street, install two new electrical light poles, new painted crosswalks at intersection (Willow Street and Main Street) and new electric walk signal signs.

School Street School Design**** : Following the demolition of the building currently located at the site, the city of Gardner will look to utilize funding to hire an outside consultant to perform the design of improvements to the site, including expanded parking lot and accessible walk paths to Jackson Park/Skate Park.

Installation of Fire Electrical System for Waterford Street Community Center****: The installation of adequate fire electrical safety equipment will be crucial in creating the Community Center, making sure it meets safety standards for residents using the facility.

Voices of Truth Domestic Violence Services: Voices of Truth will provide counseling and support for LMI at risk men, women, and children as well as implementing programs comprised of solutions to barriers that LMI Gardner domestic violence victims face.

Gardner Emergency Housing Mission (GEHM): GEHM provides transitional housing for homeless Gardner families, allowing them to regain stability while retaining dignity. GEHM assists Gardner families with first and/or last months rent, utilities, and other costs for Gardner families before they become homeless.

Montachusett Veterans Outreach Center (MVOC): This project directly serves and supports low to moderate income individuals via essential resources and services. The MVOC provides housing and supportive services to veterans throughout North Central Massachusetts.

Gardner Community Action Committee – Food Program: The Gardner CAC seeks to employ a part-time individual to assist with all feeding and food programs of the Agency. This project enables the CAC to serve more LMI families and individuals with fresh, healthy food.

Gardner Public Schools Athletics Program: Gardner Public Schools will provide financial assistance to LMI Gardner student athletes at Gardner High School and Gardner Middle School to offset user fees.

FY2022 – FY2025 COMMUNITY DEVELOPMENT STRATEGY

The City of Gardner's Community Development Strategy summarizes the City's various efforts to engage in community-based planning and priority setting, staying consistent with the Commonwealth's Sustainable Development Principals, and to outline a plan of action intended to accomplish specific community development goals. The current Community Development Strategy (CDS) will be used to direct resources from all sources toward projects that address the needs identified by the community as high priorities. Acting through its Department of Community Development and Planning, using specifically CDBG funds, projects will lie within the boundaries of the Downtown Urban Renewal Area (D-URA) and the Mill Street Corridor Urban Renewal Area (MSC-URA).

Housing: Expansion and Retention. This category is consistent with Concentrate Development and Mix Uses and Expand Housing Opportunities.

The City of Gardner is committed to expanding housing opportunities in appropriate locations to meet the needs of Gardner's population. Gardner has partnered with local and regional non-profit organizations to enhance and rehabilitate properties creating safe and affordable housing and repairing dilapidated buildings. Many of the properties in the D-URA are mixed use properties with retail or commercial endeavors on the first floor and residential or other commercial uses on the upper floors, which due to a variety of reasons, remain mostly vacant. In order to facilitate the redevelopment of these vacant properties, and others throughout the City, the City must increase the quantity and availability of parking, expedite the process for taking control of tax title properties, assess current zoning and promote smart growth districts, address storm water management practices, and partner with local agencies and developers to invest in the existing infrastructure. The City must also continue to support residents by partnering with local banks and non-profit agencies to identify properties that are in pre-foreclosure, distribute information regarding the availability of foreclosure counseling, assist with post-foreclosure issues. Education to first time homebuyers is also crucial in foreclosure prevention.

Economic Development. This category is consistent with Concentrate Development and Mix Uses, Advance Equity, Increase Job and Business Opportunities and Plan Regionally.

There are two distinct economic development goals in the City of Gardner – to diversify the local economy and increase job opportunities by encouraging and facilitating retention and expansion of Gardner-based businesses as well as attracting new businesses to Gardner while promoting reinvestment in older industrial and commercial properties. To that end, the City will continue to coordinate economic development efforts by maintaining funding for the Economic Development Coordinator (EDC) position. Within the role, the EDC will continue to implement the approved urban renewal plans; identify and develop a new industrial business park; assist and expand training opportunities for the local workforce; provide support to new and existing businesses throughout Gardner by organizing company tours with potential partners; act as a conduit between the City and the Chamber of Commerce, Square Two, NewVue Communities and other organizations for marketing and technical support such as sign and façade improvements, marketing, business expansion efforts and networking with other business owners; and partner with local non-profit agencies to assist in challenges facing the local workforce such as job training, job-related transportation issues, job-related childcare, education and financial literacy and self-sufficiency programs.

Open Space and Recreation. The Sustainable Development principles relevant to this section are to Protect Land and Ecosystems and Use Natural Resources Wisely.

The City of Gardner has a fully updated Open Space and Recreation Plan (OSRP) that received conditional approval in October of 2023. The City is working on supplying the necessary documentation for final approval. The overall purpose of the OSRP is to provide Gardner's residents with a diverse system of interconnected open space areas and quality recreational opportunities that protect natural resources, promote public health, and enhance the quality of life. Enhancing the quality of life in a community must maintain a careful balance between equity, environment and economy. To meet the overall goal of the OSRP, it is important that the City focus on acquiring additional open space parcels, or more effectively utilize existing open space land; improve management and maintenance of existing municipally owned open space, including land and bodies of water; increase opportunities for recreation along the Otter River and other waterways; complete the North Central Pathway in partnership with the Town of Winchendon connecting both downtowns; add new equipment and increase maintenance of existing equipment at the existing recreation facilities; look for opportunities to acquire land, or repurpose existing land, for additional recreational facilities and/or fields; construct, replace, and maintain a sidewalk, multi-use trails, and bike lane networks throughout the City to ensure a safe multi-modal, walkable community; adopt a reduced salt policy; and promote the benefits of donating open space.

Transportation. The Sustainable Development Principle of Provide Transportation Choice is most relevant to this section.

The City's goals include increasing access to transportation options and ensuring safe, accessible options for all travel modes – walking, biking, transit and vehicles – for people of all ages and abilities, including those with disabilities, allowing safe and convenient travel throughout the City. To that end, the City continues to advocate for increased bus service to allow working parents and the underemployed better access to childcare facilities and employment opportunities; upgrading State Route 2 and improvements to the Community Rail System serving Northern Worcester County, to include the recent addition of the North Central Pathway Connector on Park Street; promote walking and biking opportunities within the City and advocate for bicycle racks on buses to allow travel between communities for recreational purposes; apply appropriate Smart Parking standards and strategies in the target areas and increase the availability of parking the target areas for all travel modes; continue to upgrade the sidewalks to ADA/MAAB standards and repair deteriorated infrastructure which includes preparing and implementing a pavement management plan; provide better traffic control features such as line painting and cross walks; and increase the enforcement of traffic laws and ordinances.

The City has entered into a Community Compact with the Commonwealth of Massachusetts and has created a Complete Streets Policy outlining its commitment in obtaining its transportation goals. The City has received two grants from MassDOT to implement the Complete Streets Plan. The more recent grant was combined with a MassTrails Grant to constructed part of the North Central Pathway Connector while the past grant upgraded sidewalk infrastructure and incorporated a bike lane connecting downtown to the City's southern border with Hubbardston.

Special Needs. This category does not tie in to the Commonwealth's Sustainable Development Principles but is an important component to the Community Development Strategy of the City of Gardner.

It is important the residents of Gardner have equal access to municipal and regional services, activities and programs. To the that end, the City will continue to evaluate its ADA Transition Plan and make recommendations where necessary; provide auxiliary aids and services that allow municipal communication improvement; increase the support available to persons having special needs, including,

but not limited to, the elderly, the homeless, victims of domestic violence, low and moderate income persons and the disabled; expand partnerships with local and regional health, social and human service providers; support efforts of private developers to create affordable and market rate senior housing; expand existing City efforts to rehabilitate substandard housing, particularly inaccessible, multi-family buildings; continue to upgrade the existing infrastructure with ADA compliant curbs and ramps to make travel more accessible; and provide support to address public health priorities including those dealing with addiction, mental health and physical disabilities.

**FY2022 – FY2025 COMMUNITY DEVELOPMENT STRATEGY
PRIORITY LIST**

1. Reconstruct or alter streets, sidewalks, and public buildings to allow for handicap accessibility and to encourage pedestrian travel. – Year 1-3. Additional funding potential through the Complete Streets program as well as local City funding.
2. Upgrade existing infrastructure, particularly in the Downtown Urban Renewal Area and Mill Street Corridor Urban Renewal Area. Year 1-3.
3. Apply appropriate “Smart Parking” standards and strategies and increase availability of parking in the Downtown Urban Renewal Area. Year 1-3.
4. Implement the approved Downtown and Mill Street Corridor Urban Renewal Plans. Years 1-3.
5. Restore, enhance, build and support diverse recreational facilities and/or activities. Year 2/3. Additional funds through PARC and MassTrails grants and other recreational sources.
6. Implement the Open Space and Recreation Plan including, but not limited to, acquiring, protecting, and maintaining open space and environmentally sensitive lands. Years 1-3. See #6.
7. Support and expand economic security and self-sufficiency programs. Year 1-3
8. Work cooperatively with all area for-profit, non-profit and service agencies to implement the CDS. Years 1-3.
9. Selectively demolish buildings that are beyond reuse in the Target Area and those outside the Target Area that pose an immediate threat to public safety and health. Year 2-3.
10. Rehabilitate dilapidated buildings within the Target Area (Downtown Urban Renewal Area and Mill Street Corridor Urban Renewal Area). Year 1-3
11. Attract and assist businesses opening in, relocating to, or already existing in, Gardner. Years 1-3.
12. Redevelop vacant or underutilized land and buildings, particularly in the Urban Renewal Areas. Year 3.
13. Rehabilitate non-code compliant, and/or construction of, affordable single and multi-family homes. Years 1-3.