

BOARD OF SELECTMEN
Steven P. Rose, Chairman
Robert F. Brady, Jr., Clerk
Eric S. Beckerman, Associate

Gregory S. Enos
TOWN ADMINISTRATOR

Town of Avon Massachusetts



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TOWN OF AVON

2020 JUN -8 A 10:12

TOWN CLERK

**BOARD OF SELECTMEN MEETING
THURSDAY, MAY 28, 2020
12:00 P.M.
WORKSHOP MEETING**

Members present: Steven P. Rose, Chairman (via videoconference)
Eric S. Beckerman, Associate (via videoconference)

Others present: Gregory S. Enos, Town Administrator (via videoconference)
Shanna M. Faro, Executive Assistant (via videoconference)
Joseph S. Lalli, Esq., Town Counsel (via videoconference)
Paul Sullivan, Principal Assessor (via videoconference)
Joseph Karas, Karas Glass Company, Inc (via videoconference)
Lynn Tokarczyk, Karas Glass Company, Inc. (via videoconference)

Chairman Rose announced that pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Board of Selectmen is being conducted via remote participation. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings as provided for in the Order. Chairman Rose reminded the viewing audience that persons who would like to view this meeting while in progress may do so by joining the Zoom link for the videoconference in session.

Chairman Rose called the meeting to order at 12:00 p.m. with all members present. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call. In addition, all anticipated speakers acknowledge their presence by responding in the affirmative when Chairman Rose called their names.

Karas Glass Company, Inc.

Mr. Karas introduced his company, Karas Glass Company, Inc, headquartered in Boston as a fourth-generation family owned business started by his grandfather in 1924. Karas Glass Company, Inc. is a leader in the industry of glass and glazing products, fabrication and building envelope services. Mr. Karas stated that his company has created some iconic and panoramic creations used by some of New England's largest venues and brands such as Gillette Stadium, Fenway Park, Massachusetts General Hospital, Beth Israel Deaconess Hospital and New Balance Headquarters.

Mr. Karas stated that due to growing customer demand, Karas Glass Company, Inc. is looking to expand its operation outside of Boston. Mr. Karas informed the Board that his company has purchased a 111,318 square foot underutilized building located at 1 Kiddie Drive in the Avon Industrial Park due to its location in a pro-business community. Ms. Tokarczyk stated that the project under consideration consists

of relocating the company's corporate headquarters, manufacturing, and distribution operations to Avon. The expansion project would include renovating the existing building and constructing an 18,000 square foot on-site expansion. Ms. Tokarczyk stated that the project investment is estimated at approximately \$17.1 million dollars which would include purchasing the building, renovation, construction, and personal property costs.

Ms. Tokarczyk stated that by relocating Karas Glass Company, Inc. to Avon, the company would retain 90 full-time jobs, and would create 20 new full-time jobs which would be open to qualified residents of the Town. The positions to be filled would include carpenters, glaziers, ironworkers, warehouse workers, drivers, and office staff. In addition, Ms. Tokarczyk stated that the company and its employee would benefit the economy by eating at the nearby food establishments, using in-town caterers and by shopping at the local retail establishments. Ms. Tokarczyk stated that the company has a long history of community involvement and supporting many organizations such as Police and Fire, food pantries, job fairs and local monuments. Ms. Tokarczyk summarized that the benefits of the company relocating to the Town of Avon include revitalizing an underutilized property, increase real estate tax revenue, increase meal tax revenue, increase vehicle excise tax and provide a positive impact on local businesses and the community.

Ms. Tokarczyk informed the Board that Karas Glass Company, Inc. intends to apply for the Tax Increment Financing (TIF) under the Massachusetts Economic Development Incentive Program. Ms. Tokarczyk explained that the Town would not lose any existing tax revenue. Under the TIF, the Town would continue to receive 100% of existing real estate tax revenue. Ms. Tokarczyk stated that the property assessed value and tax revenue would increase due to building renovation and new construction. She stated that the TIF incentive is a discount on the new taxes on the property during the TIF term.

Mr. Enos informed the Board that he will have a follow-up meeting tomorrow with Mr. Beckerman, Mr. Sullivan, and the Treasurer/Collector Deb Morin regarding this matter. Mr. Beckerman made a motion for the sub-committee to negotiate a TIF agreement with Karas Glass Company, Inc. with the understanding that their proposal will have to be reviewed by the Board of Selectmen for a final recommendation and approval. Chairman Rose seconded the motion. A roll call vote was taken. Mr. Beckerman voted aye. Chairman Rose voted aye. The motion carried.

COG Grant

Mr. Beckerman made a motion for Mr. Enos to apply to the COG grant for state funding. Chairman Rose seconded the motion. A roll call vote was taken. Mr. Beckerman voted aye. Chairman Rose voted aye. The motion carried.

Adjournment

At 12:47 p.m., Mr. Beckerman made a motion to adjourn the Workshop Session. Chairman Rose seconded the motion. A roll call vote was taken. Mr. Beckerman voted aye. Chairman Rose voted aye. The motion carried.

Respectfully submitted,



Shanna M. Faro

Executive Assistant to the Town Administrator

Documents Submitted

1. Karas Glass Company, Inc. PowerPoint Presentation