In attendance: David Dufresne, Chair; Rich Eichacker, Vice-Chair; Derick Veliz, Clerk; James Ferrera, Town Administrator; Karen Dusty, Administrative Assistant

**Call Meeting to order:** 1:01 pm

**Pledge of Allegiance**

**Meeting with Calor Energy to discuss the power plant at Wrights Mill.** [**PACE (Property Assessed Clean Energy)**](https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.massdevelopment.com%2fpace&c=E,1,r_6-k4u8P6gxDZOquHiYk20WTqkcChtmCex8gJZZsHDLIM9jrTvSxcRsQun6dMfq4nUD0h4KkJ9DFNkopbeubfDOkA0Qh1jcTPYhCwFwVlCM-l2VwM0OtvE,&typo=1) **program:** Angel Rodriguez CEO of Calor Energy introduced Charles Robson of DEXTrust, he stated that he was the lead in developing the site at the refurbished Wrights Mill Complex. Mr. Rodriguez turned the time over to Mass Development to do their presentation on how they can help not only the Wrights Mill Complex but all the business in the Town of Warren and West Warren. They come out into the communities to help revitalize the mills, town, and businesses. Dan Morais is the VP of Finance the program called Property Assessed Clean Energy (PACE) was established in 2019 itis an innovative program to help commercial and industrial property owners in Massachusetts finance energy improvements. The program lets you agree to a betterment assessment and lien on your property, sufficient to repay the financing extended by a private capital provider. If the property is sold before the financing has been repaid, the assessment stays and is transferred to subsequent property owners. PACE enables owners to use energy savings to undertake more comprehensive energy upgrades with financing terms of up to 20 years, depending on the type of improvements. If you want to make energy improvements to a building and are exploring ways to pay for them, look no further than PACE Massachusetts.

# Mr. Dufresne asked what type of energy are you looking at the mill? Mr. Rodriguez said that we are looking at the low hanging fruit, for example the hydro energy plant at the mill. Mr. Anderson stated we are looking to help any company go green, solar, windows, improvement on multi-family projects. Mr. Morais stated that commercial business owners would meet with a consultant and figure out what projects would be the most beneficial. Then they would be partnered with a 3rd party lender of their choice. It is a loan that is attached to the property not the person. The company has up to 20 years to pay it back, depending on the type of improvements. This would be for the bigger commercial property owner. The town does not make any money.

Mr. Dufresne asked, if we sign the Resolution Authorizing for the Town of Warren to participate in the Massachusetts Commercial Property Assessed Clean Energy Program how does this help the mill complex. Mr. Kennedy stated that it would just make it less expensive and quicker using PACE. If we don’t get that we will continue to do what we want to do to revitalize the Mill.

Mr. Dufresne stated that opening another funding for the business in town would be a great thing. Mr. Eichacker asked does it matter how much they need? Mr. Anderson answered that Mass. Development has all sorts of ways to help all sizes of businesses.

It was decided that the Board would send out invitations to the medium to large commercial companies in town and invite them to a Selectmen’s meeting on December 8th to listen to a presentation from Mass. Development. That night the board will look at the agreement and possibly do a vote to accept it.

**Adjourn:** Mr. Eichacker made a motion to adjourn 2nd by Mr. Dufresne AIF Passed 2:47pm \*Mr. Veliz excused himself around 2:00 pm.

Respectfully submitted by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Karen Dusty, Administrative Assistant Rich Eichacker, Vice-Chair