

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, March 04, 2021

Time: 2:00 PM.

Zoom Meeting

Meeting Called to Order at 2:04 PM



I. ROLL CALL

1. Peter Teitelbaum	Chair, BoS Representative	present
2. Judith Whiteside	BoS Representative	present
3. Derek Sullivan	Town Administrator	present
4. Kenneth Buckland	Planning Director	present
5. Richard Swenson	Citizen at Large	present

II. AUTHORITY BUSINESS

1. Discussion and Possible Vote: Recommendation to Selectmen on Master Developer for Tremont Nail Factory
 - a. Angie Dunham from Historic Commission will provide input at 4:00 PM today
 - b. Kenneth Buckland has done references checks where are generally good, including talking to their CPA, who reported Bentley as solvent and ethical.
 - c. Judith Whiteside requested a bank reference, Kenneth Buckland to request
 - d. All WRA member comments are positive
 - e. Sandy Slavin has requested historical status, Peter Teitelbaum feels it is already in place
 - f. There is \$200K (CPC) and \$50K (MassDev) outstanding obligations that may have to be repaid/rescinded
 - g. BoS presentation targeted for 3/23 BoS meeting
2. Discussion and Possible Vote: Recommendation to Selectmen on Lease and Host Community Agreement for Aspen Blue LLC, at Tremont Nail Factory
 - a. Pushed to 3/23 BoS meeting, will be done in conjunction TNF Steel Building HCA/Lease presentation
3. Discussion and Possible Vote: Approval to Issue RFP on 4 Recovery Road
 - a. Kenneth Buckland commented that there are multiple interested parties
 - b. Motion by Judith Whiteside to post the updated RFP, second by Richard Swenson
 - c. Vote: 5-0-0
 - i. Peter Teitelbaum Aye
 - ii. Judith Whiteside Aye
 - iii. Derek Sullivan Aye
 - iv. Kenneth Buckland Aye
 - v. Richard Swenson Aye

4. Ongoing discussion of WRA-related properties
 - a. Decas School
 - i Discussion around what direction the town wants to go with the property.
 - ii Derek Sullivan reported that once the building is empty, only liability insurance is available
 - iii The WRA decided to defer to the BoS, and let them drive the decision on what type of development is desired for the property, before any zoning changes are considered.
 - iv Peter Teitelbaum will drive thru the BoS
 - b. 4 Recovery Road
 - i See item II-3 above
 - ii Judith Whiteside asked about the condition of the building, which was reported as not needing any immediate maintenance or repair
 - c. Bay Pointe Country Club
 - i Lease extension has been signed by Tim Fay
 - ii Peter Teitelbaum will sign on behalf of the WRA today
 - d. Tremont Nail Factory
 - i See item II-1 above
 - ii Environmental testing was done 2 weeks ago, awaiting results
 - ◆ There may be use restrictions, based upon the final results
 - iii We reviewed the draft HCA and lease documents, several issues were identified, including but not limited to:
 - ◆ HCA
 - i. Payment start date
 - ii. Credits
 - iii. Allocation of money to TNF
 - iv. Protection around 3% payments if MGL changes
 - v. Most favored adjustment
 - ◆ Lease
 - i. Renewal options
 - ii. Historic character references (this is the steel building)
 - iii. Lease year vs. HCA term
 - iv. Terms prior to lease start, allowing Aspen Blue to execute site improvements
 - v. Performance standards and schedule of improvements
 - vi. Obligations around the sewer pump station repair
 - vii. Waste material disposal
 - viii. Definition of building and property
 - ix. Payment of real estate taxes
 - x. Compensation for improvements
 - xi. Typo in section 7.03 referring to termination

- ♦ WRA members asked to forward any additional comments to Kenneth Buckland
 - ♦ Kenneth Buckland will work with town council, and respond to Aspen Blue, goal will be to generate a basic understanding and agreement before going to the BoS for review
- e. Littleton Drive
 - i Tax credit application ongoing, Kenneth Buckland requesting letters of support
 - ii Peter Teitelbaum will contact local government leaders
- f. Downtown
 - i Kenneth Buckland reported that density zoning changes now only require majority vote at TM as of January 2021.
- g. Other properties
 - i Town List
 - ♦ No update
 - ii West Wareham School
 - ♦ TNF – first right of refusal – no update
- 5. Clerk's Report
 - a. Energy park is being proposed for Tremont Dam
 - b. WRA members were provided feedback from the state regarding our grant applications
 - c. Review Action Item Log
 - i All items addressed during the meeting
- 6. Approval of Meeting Minutes: 2/11/2020; 2/18/2020; 2/25/2020, 3/3/2020; 3/10/2020; 3/17, 2020; 4/15/2020; 6/2/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 8/13/2020; 9/17/2020; 10/1/2020; 10/15/2020, 10/22/2020, 10/29/2020, 1/19/2020; 12/10/2020; 2/25/2021
 - a. Motion to approve meeting minutes of 2/25/21 by Richard Swenson, second by Judith Whiteside.
 - i Vote: 5-0-0

♦ Peter Teitelbaum	Aye
♦ Judith Whiteside	Aye
♦ Derek Sullivan	Aye
♦ Kenneth Buckland	Aye
♦ Richard Swenson	Aye

III. **48 HOUR BUSINESS**

Any Authority business not reasonable anticipated within 48 hours of the posting of this meeting

- 1. none

IV. **CORRESPONDENCE**

- 1. none

V. **SIGNING OF DOCUMENTS**

- 1. none

VI. MEMBER COMMENTS

1. none

VII. ADJOURNMENT

1. Motion to adjourn by Judith Whiteside, second by Richard Swenson.

a. Vote: 5-0-0

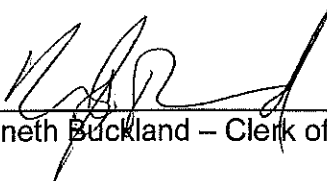
i	Peter Teitelbaum	Aye
ii	Judith Whiteside	Aye
iii	Derek Sullivan	Aye
iv	Kenneth Buckland	Aye
v	Richard Swenson	Aye

b. Meeting adjourned at 3:56 PM

VIII. UPCOMING MEETINGS

a. Tentative WRA meeting March 11, 2021, at 11:00 AM

Submitted by _____


Kenneth Buckland – Clerk of the WRA

WAREHAM TOWN CLERK
2021 MAR 23 AM 10:19

Date Submitted to Town Clerk _____