

# WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, March 18, 2021

Time: 11:00 AM.

Zoom Meeting

Meeting Called to Order at 11:03 AM



## I. ROLL CALL

1. Peter Teitelbaum	Chair, BoS Representative	present
2. Judith Whiteside	BoS Representative	present
3. Derek Sullivan	Town Administrator	absent
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. Motion by Kenneth Buckland, second by Judith Whiteside, to request permission from the BoS to enter negotiations for the TNF Master Developer project from Bentley.

- i. Vote: 4-0-0

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

- b. Bank Reference – Bentley requested that their financials not go public until there is an agreed lease/HCA, but before signature.

- c. Outstanding CPC and MassDev obligations need to be reviewed with Town Council, action on Peter Teitelbaum to contact Mr. Bowen. – no update

- i. Kenneth Buckland stated that he felt that the CPC funds did not need to be repaid.

- d. Bentley is onboard for 3/23 BoS presentation

### 2. Discussion and Possible Vote: Recommendation to Selectmen on Lease and Host Community Agreement for Aspen Blue LLC, at Tremont Nail Factory

- a. Motion by Kenneth Buckland, second by Judith Whiteside, to request permission from the BoS to enter negotiations for the HCA/Lease

- i. Discussion concerning a belief that the WRA already obtained permission, quick check of minutes was inconclusive, decision to move forward with motion.

- ii. Vote: 4-0-0

♦ Peter Teitelbaum	Aye
♦ Judith Whiteside	Aye

- ◆ Derek Sullivan                      absent
- ◆ Kenneth Buckland                  Aye
- ◆ Richard Swenson                  Aye

3. Discussion and Possible Vote: Town Meeting Information Outreach
  - a. Request by FinCom to have another public meeting on the HRE and WV1-R articles, to answer questions that FinComm members still have.
    - i Richard Swenson will reach out to Bernie Pigeon to understand the ask.
4. Ongoing discussion of WRA-related properties
  - a. Decas School
    - i Decas School Repurposing Project proposal process was discussed
    - ii Decision to take the proposal process as is to the BoS for their consideration
    - iii Swenson to send to BoS office, Peter will add to 3/23 BoS agenda, Judy will advocate at BoS meeting.
  - b. 4 Recovery Road
    - i Waiting on RFP responses
  - c. Bay Pointe Country Club
    - i Meeting arranged with Building Commissioner for clubhouse renovations
  - d. Tremont Nail Factory
    - i See item II-1 and II-2 above
    - ii Remediation Report.
      - ◆ There is 1 issue where we are over GW-1 standards for petroleum in wells 204 and 205
        - i. Soil and sediment sampling will occur in April and May
        - ii. No additional groundwater testing planned
        - iii. Risk assessment in June
        - iv. Possible responses would be a cover
        - v. Also need to check the 'dump' area at the south end of the lot
    - iii Historical Society/Commission
      - ◆ Bentley will present to Historical Commission in April
  - e. Littleton Drive
    - i CPC article for \$830K is on the TM warrant.
      - ◆ Pennrose request for help with CPC article approval, meeting will be held on 3/16, which was cancelled by Pennrose
    - ii Peter Teitelbaum will contact local government leaders, Wareham Housing Authority, and the Wareham BoS for letters of support for the tax credit application
      - ◆ No update
      - ◆ Richard Swenson will write a draft letter, and share with this authority

f. Downtown

- i Kenneth Buckland suggested that Danny Warren present his plans for the Baker property to the WRA, Kenneth Buckland will invite. Ken to schedule.
- ii Merchants Way Train Station is now available
- iii Concrete Planter replacement is on order
- iv Judith Whiteside reported that the Spillane Field jumbotron isn't completely installed, she will continue to monitor to see if it can be used at some time.
- v Significant discussion on the advocacy program for the WV1-R zoning article.
  - ◆ Suggested that 2 people go on WCTV to advocate
    - i. Swenson will reach out to Steve Ruiz
  - ◆ Frank and Madison were asked to contact Swenson if they needed any information
  - ◆ Judith Whiteside suggested going on WCTV and working with the local media.

g. Other properties

- i Everett School
  - ◆ Peter met with Debbie Eto from Turning Point
    - i. Peter will talk to Derek to get his thoughts on donating the use of this property to Turning Point
  - ◆ Judith Whiteside will hold off on reaching out to John Foster regarding an auction to dispose of the property.
  - ◆ Discussion around concern that the school requires significant rehabilitation to be usable.
- ii Judith Whiteside commented on churches sharing common spaces
- iii Town List
  - ◆ No update
- iv West Wareham School
  - ◆ TNF – first right of refusal – request for position has been sent to TNF by town council – no update.

5. Clerk's Report

- a. No additional updates
- b. Review Action Item Log
  - i All items addressed during the meeting
- c. 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, 11/19/2020; 12/10/2020; 12/30/2020; 3/4/2021; 3/11/2021
  - i Motion to approve meeting minutes of 2/11/2020, 2/18/2020, 3/3/2020, 3/10/2020, 3/17/2020, 12/30/2020, 3/4/2021, and 3/11/2021 by Judith Whiteside, second by Richard Swenson. Vote: 4-0-0

♦ Peter Teitelbaum	Aye
♦ Judith Whiteside	Aye
♦ Derek Sullivan	absent
♦ 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 Kenneth Buckland.

- a. Vote: 4-0-0

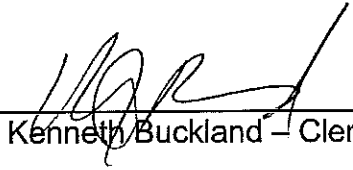
i	Peter Teitelbaum	Aye
ii	Judith Whiteside	Aye
iii	Derek Sullivan	absent
iv	Kenneth Buckland	Aye
v	Richard Swenson	Aye

- b. Meeting adjourned at approximately 12:15 PM

VIII. **UPCOMING MEETINGS**

- a. Tentative WRA meeting March 25, 2021, at 11:00 AM

Submitted by \_\_\_\_\_

  
Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk \_\_\_\_\_

WAREHAM TOWN CLERK  
2021 APR 5 AM 9:54