

MINUTES OF MEETING OF WAREHAM REDEVELOPMENT AUTHORITY

Date of Meeting: May 1, 2018

I. CALL MEETING TO ORDER

The meeting was called to order at 6:15 P.M. by *Moderator CARRIE SMITH.*

II. ROLL CALL

Members present: Peter Teitelbaum, Chairman
Kenneth Buckland, Clerk
Derek Sullivan
Mary Bruce

III. PRELIMINARY BUSINESS

A. Election of Chairman and Clerk

MOTION: Member Sullivan moves to elect Selectman Peter Teitelbaum as Chairman. Clerk Buckland seconds.

VOTE: (4-0-0)

MOTION: Member Sullivan moves to elect Director of Planning and Community and Economic Development, Kenneth Buckland, as Clerk. Member Bruce seconds.

VOTE: (4-0-0)

B. Discussion of Wareham Redevelopment Authority Assets and Liabilities

Clerk Buckland has two documents for the Board to review, one being a memo from Peter Sanborn discussing the cash assets, and the other is a list of properties that the Economic Development and Industrial Corporation has ownership of. In terms of the cash assets there are program funds, which are specific to program requirements. There is also miscellaneous income made up of funds outside of the program and are certified by DHDC. Mr. Buckland states that total, in terms of CDBG funds, there is \$421,000.00. There is a range of \$125,000 to \$241,000.00 earmarked for the program. There is somewhere between \$300,000.00 and \$180,000.00 as miscellaneous income. There are also unrestricted Economic Development funds from CEDA owned assets amounting in \$514,000.00. There was a merger of accounts at one point that Mr. Buckland recommends re-segregating. Clerk Buckland reads an overview of the CEDA owned properties.

Clerk Buckland would also like Tremont Nail and Littleton drive to be considered for CEDA property, these are currently Town owned properties. Chairman Teitelbaum states that the

possibility of transferring those properties to CEDA were previously discussed and will discuss putting this on the Selectmen's agenda to transfer rights to the Redevelopment Authority.

Member Sullivan states there is a revolving fund set up for the Tremont Nail property, it may be that a revolving fund will not be required after the transfer of rights for the site.

Chairman Teitelbaum asks what the benefit is of having Littleton Drive under the Redevelopment Authority. Clerk Buckland states they could put the property out for bid for development.

Member Sullivan states he may potentially add the Everett School and West Wareham Schools to the list. Mr. Sullivan states Town Meeting voted to give these properties to the Selectmen.

Present before the Board: Attorney Richard Bowen

Attorney Bowen suggests the Board of Selectmen could grant "beneficial control" to the Redevelopment Authority to work on the school properties. Once the work is done, whether it be bid, auction, targeted offering, the Redevelopment Authority will present it to the Board of Selectmen, who may then recommend taking action recommended by the Redevelopment Authority. The second option would be to see if the Town would vote to transfer control of the property to the Redevelopment Authority which requires a Town Meeting vote.

Chairman Teitelbaum states as a temporary measure it may be prudent to grant beneficial control and as a long term goal, bring the transfer of control to Town Meeting.

Chairman Teitelbaum states he feels the direction, control, and ownership of these properties should be determined by a vote at the Selectmen's meeting. Member Sullivan agrees and states he would like to see action taken since these properties and buildings are currently dormant and deteriorating.

Chairman Teitelbaum asks Clerk Buckland if there is funding in place to put toward a redevelopment plan. Clerk Buckland states they have already received funding for a slum and blight study to help determine urban renewal areas in Onset and downtown village. The next step would be the Urban Renewal plan. This would receive guidance from DHCD.

There is also \$5,000.00 from the state for the Community Compact plan. Chairman Teitelbaum asks if there were positive results on Onset house values. Clerk Buckland states of the homes they considered, the results were inconsistent. There was not a significant cluster of poor condition properties in Onset; unlike downtown, where there were a significant number of properties that met the criteria.

Chairman Teitelbaum asks if housing that isn't qualified for CDBG funding can still be included in the redevelopment plan and should they be. Clerk Buckland states that the slum and blight study is for the criteria of Chapter 121B which is an urban renewal plan where the properties must have some problems. There may be other criteria under the 121B that may allow the houses to be included in the urban renewal plan other than the slum and blight study.

C. Discussion regarding Status of Incorporation

Clerk Buckland states he has included an outline of planning and economic goals that he had created at the beginning of his work in Wareham, and since that time he has begun or completed some of the goals in the outline. A review should be received by DHCD before going to Town Meeting. Town Meeting would be to adopt regulations, by-laws, and the exchange of properties. One of the factors considered when looking at the downtown census track was the fact that the town owns a substantial amount of land along Merchants Way.

D. Sewer Development fee loan request for Fort Fairfield BP. LLC – 8 Thacher Lane

Member Sullivan states this is the USDA building going up. There will be 25-28 personnel. The water district had said there would be \$30,000.00 fee to hook up to the water. There will also be a sewer development fee of \$18,000.00. The applicant had requested a fee waiver, which was not feasible. An alternate option would be to provide them with a low-interest loan over ten years. Mr. Sullivan looked at 3.5% loans as well as the option to invest in a 10-year CD at 2.5%. Over the ten year period there would be a financial gain for the town in the amount of \$3,359.00. This is a good business for the town, local people will be hired for landscaping, snow and ice removal, etc.

MOTION: Clerk Buckland moves to approve the loan. Member Bruce seconds.

VOTE: (4-0-0)

The Board decides the next meeting will be May 22, 2018 at 6:00 in Room 27.

IV. REFERRALS

V. ANY OTHER BUSINESS/DISCUSSION

VI. NEW BUSINESS (This time is reserved for topics that the Chairman did not reasonably anticipate would be discussed)

VII. CORRESPONDENCE

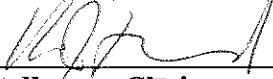
IX. ADJOURNMENT

MOTION: Mr. Buckland moves to adjourn. Mr. Sullivan seconds.

VOTE: (4-0-0)

XII. DOCUMENTS

Date signed: 5/22/18

Attest: 
Peter Teitelbaum, Chairman *Kenneth Becklund*
Redevelopment Authority

Date copy sent to Town Clerk: _____