

## MINUTES OF MEETING OF WAREHAM REDEVELOPMENT AUTHORITY

Date of Meeting: May 22, 2018

### I. CALL MEETING TO ORDER

The meeting was called to order by Chairman Teitelbaum at 6:15 P.M.

### II. ROLL CALL

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

### III. PRELIMINARY BUSINESS

Approval of meeting minutes:

**MOTION:** Motion to amend the meeting minutes to read meeting opened by Moderator Smith. Mrs. Bruce seconds.

**VOTE: (4-0-0)**

**MOTION:** Mrs. Bruce moves to approve the minutes as amended. Mr. Buckland seconds.

**VOTE: (4-0-0)**

Chairman Teitelbaum states the signature page of the minutes needs to be changed to Clerk's signature instead of Chairman's signature.

Discussion and vote to release 17 Kendrick

Chairman Teitelbaum states that the Redevelopment Authority is not incorporated yet, so this item cannot be voted on at this time.

Member Sullivan asks if they could vote to recommend this to the Selectmen.

**MOTION:** Member Sullivan moves to recommend the release of 17 Kendrick Road to the Redevelopment Authority to the Selectmen. Mrs. Bruce seconds.

**VOTE: (4-0-0)**

Discussion and vote to authorize design services for Tremont Nail Factory Freight Building



These funds would come from the \$200,000.00 allocated at Town Meeting. The scope of design services would be to renovate the space for an event space. Discussion ensues about potential restrooms in the building, small kitchen area, and lighting. Member Sullivan states he would like to see walkway lighting. Clerk Buckland states he would like to improve the overhead garage doors to use as an entrance and perform structural improvements to the building. Materials, shingles, window repair and sills will be required for the building. The Massachusetts Cultural Council denied a grant for the redevelopment of the property, but a representative from the MCC will be touring the property. Drainage improvements need to be made to the site as well.

**MOTION:** Clerk Buckland moves to proceed with the design services as needed for the freight building. Member Sullivan seconds.

**VOTE: (4-0-0)**

#### Wareham Village Slum and Blight Study Update

This involves specific criteria regarding whether or not a consideration if an urban renewal plan will be required for this area. The district in question is the downtown district and results should be received in about a month. It is currently under review. There is another study of Onset, which is further back in the analysis because it is a larger area. The analysis looks at existing conditions, physical deterioration, abandoned properties, environmental contamination, high vacancy rates, and significant decline in property values. The downtown district goes from Tremont Nail property down Main Street to Tobey Hospital, but not including the hospital. 110 properties and 45 structures were analyzed. To meet the requirements of a slum and blighted area, 25% of the properties must meet the criteria. In the draft report 33% of the properties meet the criteria. 12 of the properties are abandoned, 7 with a high vacancy rate, 6 were had significant decline or low property values, and 3 that were suspected with environmental contamination. Onset has not yet met the criteria for an urban renewal plan.

#### Wareham Economic Development Strategy

This report was completed by FXM Associates for CEDA in June 2007. FXM recommended strategies to improve business climate and commercial and residential tax base. Clerk Buckland will send an electronic copy of report for the Board to review.

#### Discussion Regarding Goals of the Redevelopment Plan

The Redevelopment Plan, as well as the Master Plan, have good suggestions for the Redevelopment Authority. Clerk Buckland states they should consider a goals and policies statement or strategic plan on how to approach economic development in Town.

#### Discussion and vote to Authorize up to \$10,000.00 of EDIC money for Tremont Nail Factory Structural Engineering Analysis

This analysis would be for the entire site. There is a concern that dredging the river will weaken the walls of the existing buildings. Chairman Teitelbaum recommends performing this before



requesting funds for the cleaning of the river at town meeting in order to know if dredging the river is feasible or not.

**MOTION:** Member Sullivan moves to authorize \$10,000.00 of EDIC money for the Structural Engineering Analysis of Tremont Nail Factory. Clerk Buckland seconds.


**VOTE:** (4-0-0)

**MOTION:** Member Sullivan moves to adjourn. Clerk Buckland seconds.

**VOTE:** (4-0-0)

**Date signed:** 6/12/18

**Attest:**

  
Kenneth Buckland, Clerk  
Redevelopment Authority

**Date copy sent to Town Clerk:** \_\_\_\_\_



RECEIVED

10:00 DK

JUN 14 2018

TOWN OF WAREHAM  
TOWN CLERK