

WAREHAM REDEVELOPMENT AUTHORITY

Tuesday, July 17, 2018

Time: 5:30 P.M.

Wareham Town Hall

54 Marion Road

Room 27

Wareham, MA 02571

I. CALL MEETING TO ORDER

II. ROLL CALL

Members present: Peter Teitelbaum, Chairman

Kenneth Buckland, Clerk

Derek Sullivan

Mary Bruce

III. AUTHORITY BUSINESS

1. Vote to approve meeting minutes from June 26, 2018

MOTION: Member Bruce moves to approve the minutes as corrected. Clerk Buckland seconds.

VOTE: (4-0-0)

2. Interview applicants for at-large position on authority

Chairman Teitelbaum states there are two members applying for the member at-large position for the Wareham Redevelopment Authority.

Present before the Board: Richard Swenson

Mr. Swenson states he is applying for the member at-large position. Mr. Swenson states he has lived in Wareham since 2015. Mr. Swenson is currently retired and feels his background in technology and business puts him in a good position to help.

Clerk Buckland asks what Mr. Swenson's general philosophy on redevelopment authorities in a community. Mr. Swenson feels it should be built around goals of commercial tax base increase, job increase, and to champion Wareham as a place for business to come and build factories, distribution centers, hire local people, and contribute to the tax base.

Member Sullivan states that things can move slow in a municipal setting due to certain constraints or other unforeseen challenges and asks Mr. Swenson how he might cope with a delay in development or goals. Mr. Swenson states that conflict within an operation and organization must be dealt with by understanding the certain goals within different sectors, to bring people together and find where the conflict is and find a common ground. Mr. Swenson gives an example of the difficult permitting process in town and states they need to determine what causes the difficulties are and how to absolve the issue, not come down on the permit granting authority. Mr. Swenson states he believes approaching issues in an aggressive manner just creates a larger issue.

Mr. Swenson states that he has been to several of the Redevelopment Authority meetings and feels there are, and needs to be, concrete goals. Mr. Swenson states the Redevelopment Authority should be the leader in streamlining the process of welcoming businesses and making it easier for businesses to come to town.

There are no further questions from the Board at this time.

Present before the Board: Don Jepson

Mr. Jepson states he has submitted information to Clerk Buckland regarding ideas he had concerning the Master Plan and has those to present to the Board at this time. Mr. Jepson had been on the Conservation Commission. Mr. Jepson has lived in the Town for 7 years. Mr. Jepson had recommended to the Town that they purchase property containing an aquifer that a large portion of the Town obtained there water from, which did take place. Mr. Jespon states he was Chairman of the Marine Resources Commission.

Clerk Buckland asks what Mr. Jepson's general philosophy on redevelopment authorities in a community. Mr. Jepson believes that Wareham requires a lot of effort to clean up slum and blight areas in the town and believes Wareham could be more like the Onset Bay area where the downtown Wareham Village and Tremont Nail area can be revitalized. Mr. Jepson states he feels the property at Tremont Nail has a large amount of potential and should be a focus. Mr. Jepson hopes they could get some businesses and owners in town to donate money to revitalize the Tremont Nail site.

Member Sullivan states that things can move slow in a municipal setting due to certain constraints or other unforeseen challenges and asks Mr. Jepson how he might cope with a delay in development or goals. Mr. Jepson states that when he runs into an issue he tries to approach it from a different angle. Mr. Jepson states it is also important to get people who do have the same goals and can work together.

Chairman Teitelbaum thanks Mr. Swenson and Mr. Jepson for applying to the Board as the members at-large.

3. Presentation and discussion for economic development strategy - Frank Mahady – FXM Associates

Mr. Mahady presents himself as president of FXM Associates. Mr. Mahady states they had created a 2007 report for the Town of Wareham strategy report. Mr. Mahady gives a comparison in population, household, and a projection of the change over the next five years between Plymouth and Wareham. Mr. Mahady goes through comparisons between Wareham and Plymouth and the county overall. The median income for the town has grown since 2006; there are a high number of households earning less than \$25,000.00 per year, and a low proportion of incomes earning \$100,000.00 per year and a large number of senior citizens compared to the county. Wareham has a 90% graduation rate, but has a lower than state level of people with bachelor degrees. The higher degree of the general population will increase business market. The median housing cost is at 70% of the county. Mr. Mahady states it is beneficial for a town to have rental housing for empty nesters or young professionals who do not yet have children.

Mr. Mahady states the most dramatic growth in jobs is utilities. Mr. Mahady goes through a chart depicting wage increase, stating wages has increased in certain sectors, but overall wages have not increased at the same pace with Plymouth County. Wareham has competitive tax rates and housing costs. Mr. Mahady states a retail gap could be done for the town.

Mr. Mahady states they did some research regarding marijuana retail sales, which equates per capita monthly spending as about \$17.00 per person per month. At 3% that equates \$130,000.00 per year solely based on the residents of Wareham. Mr. Mahady states these numbers may be conservative in the short run because towns do experience an initial explosion in sales when it first becomes available.

Chairman Teitelbaum states they must develop a redevelopment plan before they can exercise any authority. Clerk Buckland states they have received some funding from the state toward developing the redevelopment plan. The amount received would cover the printing costs only. Clerk Buckland states they have identified areas in Onset and Downtown Main Street to identify areas that will require redevelopment. Clerk Buckland states they have requested a quote from COG of what it would cost to create a redevelopment plan. Chairman Teitelbaum asks if a consultant like FXM falls under 30B or not.

Town Counsel Bowen states it depends on the price point. Clerk Buckland states the importance of the strategy report is a prerequisite to the redevelopment plan.

Chairman Teitelbaum thanks Mr. Mahady for coming to present to the Board.

4. Work plan for FY19

Chairman Teitelbaum states this includes soliciting requests for proposals for this type of work. Clerk Buckland states this focuses on the Urban Renewal Plan as well, setting the goals for the Town.

5. Continued discussion - Organa Brands

Clerk Buckland shows the short-term vision plan for Tremont Nail factory, which shows the steel building on site. The steel building does not require a lot of work for rent producing businesses and is not a historical building on the site. Organa Brands has approached the Town and are developing a proposal for the use of this site which would include 1.3 million dollars of improvements to the building to be used for the processing of marijuana products. This would supply the town with rent, taxes, and license fees. There could be potentially a 5-year lease on the building that could be used for the purpose of generating income that could be put back into preserving the historic nature of the remainder of the factory. Other projects that have presented themselves to the town have required the town to provide the income for the renovations to any buildings. Clerk Buckland states if the steel building becomes the long-term plan it would provide funds that could support the maintenance of Tremont Nail.

Organa Brands has not offered an agreement to the Town at this point, and they will cover the cost of a Special Town meeting to re-zone the area for the manufacturing use. The jobs generated would be 40-60 jobs with shift work and benefits. Organa Brands would pay all taxes, rents, and utilities, and the licensing fee.

Chairman Teitelbaum states there were some public concerns in regard to odor coming from the site. Clerk Buckland states that Organa Brands is submitting their information regarding that issue and that they have some manufacturing plants in residential neighborhoods and do not receive any complaints. Chairman Teitelbaum recommends making odor restrictions in the agreement would make it easier to enforce. Clerk Buckland states he has also asked that Organa Brands clear the site when there is another use on the site such as car shows and other events.

6. Discussion on Special Town Meeting

Chairman Teitelbaum recommends moving this item to the next agenda to have more time to explore parameters of this.

IV. CORRESPONDENCE

V. SIGNING OF DOCUMENTS

VI. MEMBER COMMENTS

VII. ADJOURNMENT

MOTION: Clerk Buckland moves to close the public hearing. Member Sullivan seconds.

VOTE: (4-0-0)

Date signed: _____

Attest:


Kenneth Buckland, Clerk
Redevelopment Authority

RECEIVED

1125am JD

JUL 25 2018

Date copy sent to Town Clerk:

TOWN OF WAREHAM
TOWN CLERK