

WAREHAM REDEVELOPMENT AUTHORITY

Thursday, October 17, 2019

Time: 4:00 P.M.

Tremont Nail Factory

8 Elm Street

Wareham, MA 02571

I. CALL MEETING TO ORDER

II. ROLL CALL

Members present: Peter Teitelbaum, Chairman
Kenneth Buckland, Clerk
Richard Swenson
Mary Mackey

III. PRELIMINARY BUSINESS

1. Approval of Meeting Minutes: October 8, 2019

MOTION: Member Mackey moves to approve meeting minutes of October 8, 2019. Clerk Buckland seconds.

VOTE: (4-0-0)

IV. AUTHORITY BUSINESS

1. Discussion with Union Studios on Architectural Assessment of Freight Building and Office Building

Present before the Authority: Joe Haskett and Elliott Richmond.

Union Studios presented schematic design, electrical, plumbing and mechanical recommendations for the Freight, Packaging, Pickling and Office Buildings, in preparation for final recommendations and cost estimation and price detail.

For the Office Building, three possible plans were presented: one for shared work space, one for a single tenant, and one for three separate tenant units.

For the Freight Building, both three and four season concepts for a banquet type facility were presented.

For the Packaging Building, a concept for an exterior deck and a kitchen in support of a restaurant or brewery operation was presented.

Mr. Haskett stated that the next steps would be to estimate costs to the Authority.

2. Introduction of Jarad Lemieux to discuss proposal for Pickling Building.

Mr. Lemieux was accompanied by Jesse Pitts. Mr. Lemieux stated that he was interested in the Pickling Building as a new home for his custom woodworking business currently

located in Falmouth. He is seeking an agreement with the Authority to lease the Pickling Building in exchange for renovation work upon the building, with the Town providing materials and his firm providing labor.

Clerk Buckland brought up the possibility of using the MassDevelopment Site Readiness funding to assist in restoring the Pickling Building. Other funding options were discussed.

Motion by Member Mackey to authorize Clerk Buckland to draft an RFP for the Pickling Building by October 30th. Second by Member Swenson.

VOTE: (4-0-0)

3. Ongoing Discussion of Redevelopment Authority properties:

- A. 4 Recovery Road
- B. Bay Pointe Country Club
- C. Tremont Nail Factory
- D. Littleton Drive

No discussion.

4. Continued discussion regarding Downtown Wareham Village Redevelopment
1. Urban Land Institute-TAP Preparation

Clerk Buckland informed the Authority that the project had been approved and leaders selected.

5. Discussion and Vote to establish Littleton Drive Selection Planning Committee

MOTION: Member Swenson moves to establish the WRA as the Littleton Drive Selection Planning Committee. Second by Member Mackey.

VOTE: (4-0-0)

6. Continued discussion regarding MassDevelopment Site Readiness Program

No additional discussion.

7. Discussion and Vote whether to request Planning Board rescission of Littleton Drive subdivision

Clerk Buckland stated that Bill Madden of GAF Engineering told him that a plan was not necessary. It was agreed to hold off on a vote until a future meeting.

8. Clerk's Report

None.

V. 48 HOUR BUSINESS:

Any other Authority business not reasonably anticipated within 48 hours of the posting of this meeting.

None.

VI. CORRESPONDENCE

VII. SIGNING OF DOCUMENTS

VIII. MEMBER COMMENTS

Member Swenson informed the Authority that he was working on a Task List for Authority projects that he would circulate.

IX. ADJOURNMENT

MOTION: Member Swenson moves to adjourn. Member Mackey seconds.

VOTE: (4-0-0)

Date signed: 12/17/19
Attest: [Signature] 4-0-1
Kenneth Buckland, Clerk
Redevelopment Authority

WAREHAM TOWN CLERK
2019 DEC 18 AM 9:11

Date copy sent to Town Clerk: _____

