

MINUTES OF THE WAREHAM REDEVELOPMENT AUTHORITY

Tuesday, November 14, 2018

Time: 5:00 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
Mary Bruce, Member
Richard Swenson, Member

III. PRELIMINARY BUSINESS

1. Approval of minutes November 6, 2018

There are no minutes to approve at this time.

IV. AUTHORITY BUSINESS

1. Discussion and vote for RFP for lease of 4 Recovery Road

Clerk Buckland states that 4 Recovery Road had an RFP in February of 2018 and received one bid, which was not enough cost to cover the CDBG money that was put in to repair of the building. Since that time Kevin Oliveira has voiced interest in this property. Selling the property does not get them very far either in terms of covering CDBG funds. They have received a letter of interest from a marijuana testing lab. If this building is leased with this purpose with an incremental increase of the lease the money would be paid back for CDBG funds within 5 years and then the property could continue to be leased and then sell the property.

The lease is proposed to be \$3,500.00 a month for the first year, \$4,500.00 a month for the second year, increasing \$1,000 each year for monthly rent.

MOTION: Member Bruce moves for Clerk Buckland to move forward with the RFP for 4 Recovery Road. Member Swenson seconds.

VOTE: (4-0-0)

2. Continued discussion of Organa Brands proposal

Clerk Buckland states there are some drainage issues at the rear of the building. There is evidence of mold in the building, but not significant amounts. There will be a structural assessment completed on the property to see if the skin can be repaired and re-used or if they require new skin.

The new RFP is due December 17th to cover publication. They would also like to sign the lease and host community agreement at the same time.

3. Report on request for qualifications designer services

Clerk Buckland states they had planned on using CDBG funds, but this is linked to the 200,000 community preservation funds for the freight building. The fees will have to be split out, one contract for the freight building and a separate contract with separate funds for the other buildings. They could re-submit to use the second half of the funds for other purposes.

4. Discussion of EDIC funds

Clerk Buckland presents the most recent grants they have and the required cash match. There is a cash match of \$24,260.00 required for these grants. There is a 15% match for hazard mitigation and a 12% match for planning grant. Clerk Buckland has talked to some developers who have expressed interest in Littleton Drive. There will be a developer RFP at the end, with criteria the developers need to meet. Clerk Buckland states he would like to run this by Member Sullivan as well.

MOTION: Member Swenson moves to utilize \$24,260.00 of EDIC funds for the received grants, or find other funds. Member Bruce seconds.

V. CORRESPONDENCE
1. Letters of interest

VI. SIGNING OF DOCUMENTS

VII. MEMBER COMMENTS

VIII. ADJOURNMENT

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

VOTE: (5-0-0)

Date signed: 4/27/18

Attest: [Signature]
Kenneth Buckland, Clerk
Redevelopment Authority

RECEIVED
9:15 AM gd.
DEC 06 2018

Date copy sent to Town Clerk: TOWN OF WARRENHAM
TOWN CLERK