

WAREHAM REDEVELOPMENT AUTHORITY

Thursday, November 19, 2019

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
Mary Mackey
Richard Swenson

III. AUTHORITY BUSINESS

1. Vote to issue RFP for Littleton Drive property.

Clerk Buckland stated that MassHousing wanted a sample 99 year lease to attach to the RFP. Chairman Teitelbaum and Member Sullivan expressed concern that doing this might handcuff the WRA's ability to select the successful respondent and would increase the likelihood of bid challenges. It was agreed to ask MassHousing to provide a sample lease for WRA review and to wait to vote until both the final RFP and sample lease were available.

2. Ongoing discussion of WRA related properties:

a) 4 Recovery Road

Clerk Buckland met with the proposed lab operator who said he is still developing his funding but should be ready by the end of the month. He reported that he had checked the building last week and it was fine.

b) Bay Pointe Country Club

Chairman Teitelbaum reported that he would be meeting with Town Counsel Bowen to prepare draft P&S and mortgage documents for the sale of the property.

Clerk Buckland reported that Tim Fay would seek abandonment of Cahoon Way from Town Meeting and that Bay Pointe was again late on rent.

c) Tremont Nail Factory

Clerk Buckland reported that the Steel Building had been winterized and a dehumidifier installed. He stated that he had met with Organa Brands President, who informed him that the Cannabis Control Commission had performed the initial licensing review and that he anticipated final approval and opening by April 2020. He stated that Organa was seeking a General Manager to be hired a couple of months before opening, and was seeking qualified

Clerk Buckland reported that post-treatment groundwater sampling would be performed on the site by Ransom Environmental, and that Union Studio was preparing cost estimates for restoration.

Clerk Buckland also stated that MassDevelopment was concerned that crowdfunding improvements to the kayak launch wouldn't necessarily provide an adequate boost to Wareham Village. Chairman Teitelbaum suggested referencing the Economic Opportunity Zone, Streetscape projects and potential boardwalk as things that tied Tremont Nail Factory to the Village. Clerk Buckland said he would continue to press MassDevelopment for approval.

Member Mackey reported that she had spoken with Angie Dunham about moving Historical Society artifacts from the Pickling Building over to the attic in the Fearing Tavern.

d) Littleton Drive

Chairman Teitelbaum stated that he had drafted a deed to convey the property to the WRA and that he was waiting for Town Counsel to review it. Member Swenson asked what a fee simple interest in land was, and also asked what the status of the survey was. Chairman Teitelbaum explained that a fee simple interest was the highest form of property ownership, and Clerk Buckland stated that the state was paying for the survey.

3. Continued discussion re: Wareham Village Redevelopment/ULI TAP process

Clerk Buckland stated that he would soon have a conference call with the presenters, and that Frank Mahady was available to assist.

4. Continued discussion re: MassDevelopment Site Readiness Program

Clerk Buckland stated that as there wasn't zoning in place or a project that was shovel-ready that it would be difficult to successfully apply.

5. Discussion and possible vote to issue RFP for TNF Pickling Building

Member Swenson asked for a timeline for restoration to be included in the RFP. Clerk Buckland stated that was included in the Dept. of the Interior criteria.

6. Clerk's Report

Clerk Buckland stated that he would like to see holiday banners put up in Wareham Village. He also mentioned that there was a hydropower developer interested in Tremont Dam in West Wareham. He also mentioned a project that had come before the Planning Board for a used car dealership and craft brewery. Member Swenson discussed creating more industrial space around the I-495 and 195 interchange.

7. Approval of Meeting Minutes: October 17, 2019 & November 7, 2019

No minutes were available for approval.

8. Discussion and vote regarding proposed task list

MOTION: Member Mackey moves to make Member Swenson the taskmaster.
Clerk Buckland seconds.

VOTE: (5-0-0)

IV. 48 HOUR BUSINESS

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

None.

V. CORRESPONDENCE

VI. SIGNING OF DOCUMENTS

VII. MEMBER COMMENTS

None.

VIII. ADJOURNMENT

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

VOTE: (5-0-0)

Date signed: 12/10/19

Attest: Kenneth Buckland

Kenneth Buckland, Clerk
Redevelopment Authority

4-0-0

Date copy sent to Town Clerk: _____

WAREHAM TOWN CLERK
2019 DEC 11 AM 11:20

