

MINUTES OF THE MEETING WAREHAM REDEVELOPMENT AUTHORITY

**THURSDAY, December 8, 2022
Meeting held room 27, Town Hall**



Call meeting to order by Chair at 9:00

I. ROLL CALL

Members present:

Judith Whiteside	Selectman Representative
Kenneth Buckland	Planning Director
Dan Butler	Chairman, Citizen at Large
Derek Sullivan	Town Administrator

Not present:

Ronald Besse	Selectman Representative
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Also present: Ms. L. Scharf, member of the public

II. APPROVE MEETING MINUTES

No minutes were available for approval

III. PUBLIC PARTICIPATION

Ms. Scharf asked questions about the plans for WV1 Zone for downtown redevelopment and her questions were answered.

IV. AUTHORITY BUSINESS

1 Update on Wareham Village Urban Renewal Plan

A. Stakeholders' interviews. Mr. Butler presented information regarding the stakeholder interviews which have been conducted by different volunteers. The consensus from virtually every interviewee is that Downtown has great potential. Some of the interviewees are actually businesses new to the downtown area.

B. Members were reminded of the joint meeting with the Planning Board, scheduled for December 19th, in room 320 of the Multi-service center. Meeting will be televised and recorded by WCTV

C. The next public meeting may be scheduled with Ms. Innes for March 2, 2023. Mr. Buckland will coordinate.

D. Content of the URP. The importance of creating an Urban redevelopment Plan was reiterated by Mr. Buckland. Creating this will enable the Town to apply for grants from several sources, so that grant funding may lessen the cost to the Town and/or WRA in the revitalization effort for Downtown.

2. Discussion of Reinvestment plan for 2023. Members discussed the necessity of getting the reinvestment plan known to the public, so that appropriate legislation may be presented to the Spring Town Meeting.

3. Discussion and possible vote on

A. Strategic plan for revitalization of Commerce on Wareham Village (Downtown).

1. Spring Spruce up. Members discussed the need for the area of Merchants Way to be spruced up. Prior clean-up by the Town's

Municipal Maintenance department entailed almost a week of work. Noted: the railroad is the 'owner' of the tracks and the right of way which encompasses a large portion of the land between Merchants Way and the river. Possible volunteer groups to contact: DECA and the CODE Club at Wareham high school.

2. Downtown dollars. This is a program which has successfully been used in cities and towns in western Massachusetts. Because this is a large undertaking to accomplish the matter will continue to be discussed.

3. Sip and Stroll. Private investor, Mr. Dan Warren, has discussed the proposal for a 'sip and stroll' with Mr. Buckland. Mr. Warren's daughter has successfully managed such an event in a local town. Mr. Buckland will continue discussions with Mr. Warren and his daughter to explore the possibility of this event. WVA (Wareham Village Association, Ms. Tracy McGraw should be contacted as well, to encourage participation by theta membership.

4. Christmas Market. Because the WVA (Wareham Village Association already hosts a Christmas Parade the importance of meeting with Ms. McGraw was underscored.

5. Oyster Festival. Ms. Whiteside stated that she has contacted the principals of the Oyster Fest (Mr. R Brady, Ms. L. Burke, Mr. and Mrs. T Bicki.) and that the organization has decided to hold the event again this year. There was a hiatus due to Covid. The event is scheduled for May, 28th, 2023, with no rain date. Permits must be obtained from the Board of Selectmen and the Town Administrator for use of Town Roads, as well as Town property. Police Chief W. Correia has already given informal approval. Mr. Sullivan stated that he had attended the festival with his family, and met many people from other parts of the Commonwealth, who very much enjoyed and looked forward to the Festival.

6. A Folk Fest, Farmers Market, Flower Market, Fishing Tournament, and Car Show all require active participation by the stakeholders. Mr. Slavin may be willing to formulate a Car Show. The Bait Shoppe may be interested in sponsoring a Fishing Tournament to be held at Besse Park. The most obvious necessity is engaging the stakeholders in these proposed events. Mr. Butler will contact WVA, Ms. T McGraw, as well as the other stakeholders who have participated in the survey to seek ideas and help.

B. Contract to redo sign and façade at Office Building at Tremont Nail should either be paid for by the use of Community Preservation Funds, or the proposed developer of the property.

C. The RFP for a Slum and Blight Study for East Wareham Commercial District was not discussed.

D. Engagement of Legal Counsel Regarding the Littleton Drive Development/Lease. Mr. Buckland stated that he had engaged Attorney Peter Teitelbaum, using his authority to expend up to \$5,000 without Agency appropriation, to research the title and represent the Authority. On file with the Town Clerk is a disclosure of conflict of interest. Also provided to the Authority members was a letter from Mr. Teitelbaum, and

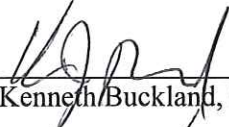
one from Town Counsel R Bowen regarding the question of any conflict of interest.

E. Recommendation of Block Grant funding for gap financing and /or site preparation for Littleton Drive Senior and Workforce Housing Project.

Mr. Buckland explained that the developer, Penrose, has had an unexpected increase in costs, due to supply chain issues driven by the Covid pandemic. The Authority members discussed methods for the Developer to acquire additional funding.

- V. **REPORT FROM THE DIRECTOR OF PLANNING.** Because the meeting agenda contained all items the Director would address, he had no additional comment or information.
- VI. **MEMBER COMMENT/INITIATIVES.** All members present agreed that this meeting has been extremely productive, informative and requires a great deal of follow-up.
- VII. **CORRESPONDENCE.** None reviewed
- VIII. **ADJOURNMENT. MOTION** made by Ms. Whiteside, seconded by Mr. Buckland, to adjourn at 11:10 AM.
VOTE 4—0-0 (unanimous)

Submitted by _____


Kenneth Buckland, Clerk of the WRA

Date Submitted to Town Clerk _____

1/12/23

WAREHAM TOWN CLERK
2023 JAN 12 PM 12:58

Documents used or reviewed during the meeting.

1. WRA Budget worksheet
2. Sample questionnaire for WRA citizens advisory group/ participants.
3. Correspondence from Mr. Peter Teitelbaum
4. Document from the Commonwealth of Massachusetts State Ethics Commission regarding the engagement of Mr. Teitelbaum
5. Correspondence from Town Counsel Bowen, regarding the engagement of Mr. Teitelbaum.