

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, December 10, 2020

Time: 1:30 P.M.

Zoom Meeting

Meeting Called to Order at 1:32 PM

I. ROLL CALL

1. Peter Teitelbaum	Chair, BoS Representative	present
2. Judith Whiteside	BoS Representative	present
3. Derek Sullivan	Town Administrator	arrived at 1:55 PM
4. Ken Buckland	Planning Director	present
5. Richard Swenson	Citizen at Large	present

II. AUTHORITY BUSINESS

1. Discussion and Possible Vote on Decas School Property Reuse RFI
 - a. Ken received draft RFI from SRPEDD
 - b. SRPEDD suggested we do RFP (request for proposals) as a more appropriate process for this project
 - c. Current RFI is being converted to an RFP by SRPEDD
 - d. Motion by Judy for the WRA to request the BoS to approve the WRA posting the RFP, Second by Ken, Vote: 4-0-0, Peter – Aye, Judith – Aye, Ken – Aye, Richard – Aye
 - e. Ken has received an evaluation from Pennrose on Decas as an affordable/senior housing site, report is negative
2. Review of ZBA hearing regarding Littleton Drive Comprehensive Permit
 - a. Pennrose presented to the ZBA on 12/9, the ZBA gathered comments from citizens, Pennrose will respond at a future meeting.
 - b. Traffic and 'not in my backyard' were the primary issues raised
 - c. Initial site evaluation work has started
3. Ongoing discussion of WRA-related properties
 - a. 4 Recovery Road
 - i Ken set a deadline of March 1 for Tag to execute a full lease and HCA with the WRA and submit his lab application to the Cannabis Commission
 - ii If these are not complete on March 1, the current triple net lease will be voided
 - b. Bay Pointe Country Club
 - i No update on property sale
 - ii Ken will update Tim at a phase II project meeting later on the 10th (today). Ken will see if Mr. Bowen can attend.
 - c. Tremont Nail Factory
 - i Steel Building
 - ◆ Draft Lease and HCA has been sent to Aspen Blue for review

- ♦ When lease and HCA are near complete, WRA will present the plan to the BoS for approval to execute
 - ii Master Developer RFP will be posted on 12/17, responses due 1/31/21
 - d. Littleton Drive
 - i Covered previously (see section II, #2 above)
 - e. Other
 - i none
- 4. Clerk's Report
 - a. Review of SNEP meeting December 2, 2020
 - i Peter/Ken have been attending.
 - ii Key takeaways are around partnerships with developers
 - b. Tremont Nail Remediation Project
 - i Sampling results show 1 minor exceedance
 - ii Expectations are that it will be lower, and acceptable next testing round
 - iii We have spent ~\$1M out of a ~1.4M budget
- 5. Approval of Meeting Minutes: 2/11/2020; 2/18/2020; 2/25/2020; 3/3/2020 3/10/2020; 3/17, 2020; 4/15/2020; 6/2/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 8/13/2020; 9/17/2020; 10/1/2020; 10/15/2020, 10/22/2020, 10/29/2020, 11/19/2020
 - a. No update
- 6. Review Mission Statement
 - a. This was included in the agenda by mistake
 - b. Will be replaced with "Action Item Log Review" going forward

III. **48 HOUR BUSINESS**

- 1. none

IV. **CORRESPONDENCE**

- 1. none

V. **SIGNING OF DOCUMENTS**

- 1. none

VI. **MEMBER COMMENTS**

- 1. Swenson commented that the WRA has several significant projects going on right now, and we should work hard to clean up our project list, and close those projects that we can
- 2. Swenson will be doing the WRA minutes from this meeting forward

VII. **ADJOURNMENT**

- 1. Motion by Richard to adjourn, Second by Ken, Vote: 4-0-1, Peter – Aye, Judith – Aye, Derek – Present, Ken – Aye, Richard - Aye
- 2. Meeting adjourned at 2:01 PM

VIII. **UPCOMING MEETINGS**

1. SNEP Project

Webinar 4: "Smart-growth and strategic zoning for livable communities"

Wednesday, January 6 2021

- a. Participating Communities: Ranson, WV; Pawtucket, RI; Portland, ME
- b. MORNING SESSION (closed): 9:30a-11:00a EST
- c. AFTERNOON SESSION (open): 1:00p-2:00p EST

CLARK: 