

WAREHAM REDEVELOPMENT AUTHORITY

Tuesday, May 14, 2019

Time: 4:00 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
Derek Sullivan, Member
Richard Swenson, Member
Mary Bruce, Member

III. PRELIMINARY BUSINESS

1. Approval of Meeting Minutes: April 23, 2019, April 30, 2019

There are no minutes at this time.

2. Continued discussion re: Tremont Nail Factory 200th Anniversary

Member Swenson states the next meeting is June 4th at 10:30 and the only active things happening are members of the committee are reviewing the business list and trying to get sponsors.

3. Continued discussion and possible vote re: tables, chairs and protection for Merchant's Way Train Station

Dave Menard is getting quotes on roll down doors for areas on Merchants Way. Member Sullivan is comparing pricing options for purchasing tables and chairs.

4. Continued discussion re: Rollout of Economic Development Strategy

Member Swenson presents an overview of his proposed slideshow and presentation of the Economic Development Strategy. Clerk Buckland recommends setting their priorities based on the Economic Development Strategy before presenting it at a public workshop. Clerk Buckland will be meeting with Chloe from Wareham Week to discuss the Economic Development Plan.

5. Report regarding BOS appointment of Tremont Nail Factory Special Permit Granting Authority

Marc Bobrowski was voted by the Board of Selectmen to be the Special Permit Granting Authority for Tremont Nail.

6. Discussion re: unused schools that have been returned to Town control

Chairman Teitelbaum asks if the Selectmen should be requested to turn two empty school properties to the Redevelopment Authority. Clerk Buckland recommends waiting to request the turning of these properties until the Authority has had more success.

7. Update re: status of WRA funds

The Town Treasurer has agreed to pull out the Treasurers files for the office to review for the EDIC funds.

8. Discussion re: WRA Bay Pointe property sale and possible vote re: closing and financing

Clerk Buckland states there is EDIC property on Bay Pointe, extending out to Onset Avenue. The Town would like to sell the property to Bay Pointe. Tim Fay of Bay Pointe requires the CEDA property in order to complete his project, but this is forcing him to divide the phasing for construction. Tim Fay is interested in mortgaging a portion of the property and paying for the other half.

Present before the Authority: Richard Bowen

Attorney Bowen states this could be done.

The Authority discusses multiple options for selling, leasing, or mortgaging the property.

MOTION: Member Bruce moves to authorize Clerk Buckland and Attorney Bowen to continue to negotiate the sale of the EDIC property. Member Swenson seconds.

VOTE: (5-0-0)

IV. AUTHORITY BUSINESS

V. ANY OTHER BUSINESS/DISCUSSION (This time is reserved for topics that the WRA members did not reasonably anticipate would be discussed)

Union Studios structural engineer will be on the Tremont Nail site on May 23rd. Clerk Buckland is working with the Assessor to have valuation which will be important for improvements in the flood plain.

Organ Brands would like to fence in the construction site because they are concerned with trespassing and vandalism during construction.

Clerk Buckland states that the Town of Wareham has been selected as one of 4 communities chosen by MA Housing to be granted assistance with developer partnering and soft costs up to \$120,000.00 for Littleton Drive.

VI. CORRESPONDENCE

1. Letters of interest
2. Clerk's Report re: Activities at Tremont Nail Factory and WRA matters

VII. SIGNING OF DOCUMENTS

VIII. MEMBER COMMENTS

IX. ADJOURNMENT

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

VOTE: (5-0-0)

Date signed: 6/4/19

Attest: [Signature]
Kenneth Buckland, Clerk
Redevelopment Authority

Date copy sent to Town Clerk: _____

RECEIVED

JUN 06 2019

TOWN OF WAREHAM
TOWN CLERK