**WAREHAM REDEVELOPMENT AUTHORITY**

**Tuesday, June 26, 2018**

**Time: 3:30 P.M.**

**Place: Steel Space Building**

**Tremont Nail Factory**

**8 Elm Street**

**Wareham, MA 02571**

1. **CALL MEETING TO ORDER**
2. **ROLL CALL**

Members present: Peter Teitelbaum, Chairman

Kenneth Buckland, Clerk

Derek Sullivan

Mary Bruce

1. **AUTHORITY BUSINESS**
   1. **Vote to approve meeting minutes from June 12, 2018**

**MOTION: Mr. Buckland moves to add “Mr. Gay and Mr. Sullivan will discuss further” to the first item. Clerk Buckland moves to approve the minutes as amended. Member Clerk seconds.**

**VOTE: (4-0-0)**

* 1. **Discussion and vote regarding Community Preservation Coalition offer for assistance**

Chairman Teitelbaum states this was an unsolicited outreach, no minutes or votes have been provided to prove support of this outreach. The Board states they are concerned that a historic restriction would be a clause of any financial support.

**MOTION: Member Bruce moves to authorize Chairman Teitelbaum to address the Community Preservation Coalition and thank them for the offer but to not accept the offer. Member Sullivan seconds.**

**VOTE: (4-0-0)**

* 1. **Work plan for FY19**

Clerk Buckland has pulled together some zoning programs for derelict properties for the Board to review. Member Sullivan states the Town is already a member of the Abandoned Housing Initiative. There is discussion about imposing a by-law requiring owners of abandoned properties to register. Depending on the needs of the property it could be handled by Inspectional, Health, or Fire Services. Chairman Teitelbaum recommends having this item on the agenda for the next meeting as well once the Board has had time to review the list.

Clerk Buckland would like to invite Frank Mahadey of FXM to speak with the Board. Mr. Mahadey did the previous strategic plan and he would come in and give an overview of where the Town stands and make recommendations.

* 1. **Meeting with Organa Brands regarding lease of Tremont Nail Factory buildings**

Chris, Theresa, and Jeremy of Organa Brands are before the Board for the Organa Brands presentation. Organa Brands does not do retail and does not grow. They are a manufacturing and distribution company. Organa Brands wants to be able to support any and all stores, which is why they don’t grow. Organa Brands also believes that eventually growing will go to the agriculture community and long term it’s the best investment to manufacture and distribute it. Chris states they are the largest marijuana distributor in the United States and they are the longest licensed Co2 distraction lab in the world. Organa Brands is a house of brands, owning vapor pens, gummy brands, oils, etc.

Organa Brands developed a safer extraction method for extracting cannabis oils, removing (PVC, metals) that could be potentially harmful to patients that would use the product. Chris states Organa Brands has manufacturing facilities in Colorado, California, and Ohio which are the three most competitive states for retail.

Chairman Teitelbaum states this area is not currently zoned for marijuana at this time. The area could be potentially zoned for marijuana at Town Meeting. Also, the Board of Selectmen would be the authority that would make the agreement with Organa Brands, not the Redevelopment Authority. Chairman Teitelbaum states the Board of Selectmen have the ability to call a Special Town Meeting. Clerk Buckland states he would like to set up a manufacturing marijuana zone.

Organa Brands would provide a large influx in jobs (50-70 jobs) paying roughly $63,000.00 per year with benefits. Member Sullivan asks what the traffic and neighborhood impacts would be. Chris states employees work split shifts.

* 1. **Discussion and vote on negotiation of lease of Tremont Nail Factory buildings**

**MOTION: Member Sullvian moves to authorize Clerk Buckland to commence negotiations with Organa Brands to use property at Tremont Nail. Member Sullivan seconds.**

**VOTE: (4-0-0)**

* 1. **Discussion and vote – expenditure of EDIC funds for Tremont Nail Factory events**

Chairman Teitelbaum states this is to pay for the bathroom truck for Tremont Nail events.

**MOTION: Clerk Buckland moves to approve $2,000.00 of EDIC funds for bathrooms for events at Tremont Nail. Member Bruce seconds.**

**VOTE: (4-0-0)**

The next item is to pay for permanent lighting for events in the freight building which would be around $2,000.00. Last year $1,200.00 was spent on temporary lights. Member Sullivan states it is a good idea to have lighting on the site. Member Sullivan states he feels there should be site lighting as well. Chairman Teitelbaum states they could ask Municipal Maintenance could provide work lights for site lighting.

1. **CORRESPONDENCE**
2. **Discussion of letter from Decas, Murray & Decas re: old files**

Decas, Murray & Decas has the old CEDA and EDIC files, the Board would like to obtain the files. Clerk Buckland states they can obtain the files and store them.

**MOTION: Member Bruce moves to obtain the files. Clerk Buckland seconds.**

**VOTE: (4-0-0)**

1. **SIGNING OF DOCUMENTS**
2. **ADJOURNMENT**

**MOTION: Clerk Buckland moves to close the public hearing. Chairman Teitelbaum seconds.**

**VOTE: (4-0-0)**