

MINUTES OF THE WAREHAM REDEVELOPMENT AUTHORITY

Tuesday, July 24, 2018

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
Derek Sullivan
Mary Bruce

III. AUTHORITY BUSINESS

1. Vote to approve meeting minutes from July 17, 2018

MOTION: Clerk Buckland moves to approve the minutes as presented. Member Sullivan seconds.

VOTE: (4-0-0)

2. Discussion and vote for at-large position on authority

Chairman Teitelbaum states this is a vote to recommend a member to the Board of Selectmen as they appoint the member at large and not the Redevelopment Authority.

Member Bruce recommends Mr. Swenson as the member at large.

Member Sullivan recommends Mr. Swenson as the member at large.

Clerk Buckland recommends Mr. Swenson as the member at large.

MOTION: Clerk Buckland moves that the Authority recommend appointment of Mr. Swenson as the member at large, to the Board of Selectmen. Member Sullivan seconds.

VOTE: (4-0-0)

3. Work plan for FY19

Clerk Buckland updated the goals and plan for the Redevelopment Authority. The goals are to preserve and improve existing neighborhoods, track new development, improve property values, generate jobs, expand tax base, increase social and economic wealth, encourage mixed-use development such as Rosebrook Place, seek businesses that attract tourists and visitors such as the Tremont Nail Factory, create high quality housing options, leverage funds to improve existing housing, let the history of the town guide preservation and restoration efforts, support large and small community development initiative events especially those under the Block Grant Program.

Chairman Teitelbaum states that the CEDA Department used to perform some of the Block Grant functions. The Board of Selectmen are the ones who apply for and receive the grant. Chairman Teitelbaum asks if the Redevelopment Authority wants to take on the Block Grant work or if the

Selectmen would like to do the work. Member Sullivan states that COG is currently handling these tasks. Chairman Teitelbaum asks Clerk Buckland if he would like to come up with some thoughts or strategies for this. Member Sullivan points out that the CDBG funds are meant to supplement not supply funds to organizations, which is becoming more difficult as more organizations are depending on CDBG funds.

Clerk Buckland states the last goal is to create a better quality of life and livability in the public realm.

The first step is to update the Economic Development strategy, which was why they met with Frank Mahady. Mr. Mahady may be able to have a proposal ready for the next WRA meeting. The next step is to implement the strategies from the Economic Development Plan and the Master Plan. Some thoughts on that are to update the industrial parks, expand the expedited permitting program to establish an online permitting process, work with developers as well as new groups, work with local institutions including Tobey Hospital, review policies that impact local business to be more business friendly, complete a downtown urban renewal plan, consider an urban renewal plan for Onset and East Wareham.

Chairman Teitelbaum asks how close the slum and blight study is to being completed. Clerk Buckland states it should be another month.

Clerk Buckland states another step may be to sell town properties. Discussion ensues regarding derelict properties and ways to salvage or demolish and then sell them.

Chairman Teitelbaum recommends having this on the agenda for the next meeting to give the authority time to review and plan to prioritize the goals.

4. Continued discussion - Organa Brands

Clerk Buckland states he has spoken with Organa Brands, they would like to begin the process as soon as possible but are willing to work together with the town.

5. Discussion on Special Town Meeting

Chairman Teitelbaum states he feels it may not be advisable to have a Special Town Meeting for the zoning bylaw amendment as there is still information that needs to be obtained and he and the Selectmen would like more time to prepare. Member Bruce agrees they should take the time to prepare. Member Sullivan states he would like permission from the Board to put the building out to bid. Member Sullivan asks if the next meeting could have this as an agenda item.

IV. CORRESPONDENCE

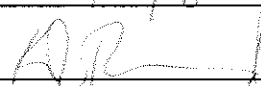
V. SIGNING OF DOCUMENTS

VI. MEMBER COMMENTS

VII. ADJOURNMENT

MOTION: Clerk Buckland moves to adjourn the meeting. Member Bruce seconds.

Date signed: 8/28/18 **VOTE: (4-0-0)**

Attest:  (4-0-0)
Kenneth Buckland, Clerk
Redevelopment Authority

Date copy sent to Town Clerk: _____

RECEIVED

SEP 19 2018

TOWN OF WAREHAM
TOWN CLERK