

MINUTES OF THE WAREHAM REDEVELOPMENT AUTHORITY

Tuesday, September 11, 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, Member
Mary Bruce, Member

III. PRELIMINARY BUSINESS

1. Approval of minutes August 28, 2018

MOTION: Member Bruce approves the minutes of August 20, 2018. Clerk Buckland seconds.

VOTE: (4-0-0)

IV. AUTHORITY BUSINESS

1. Presentation and discussion with Union Studios regarding architectural services for Tremont Nail Factory

Clerk Buckland states this is the company that created the Vision Plan for the town and the town would like to implement the Vision Plan now. Jeremy Lake from Union Studios met with Clerk Buckland and Chairman Teitelbaum on site to get a general idea of the current states of the property. Union Studios states that it was important to get a sense of priority of the buildings on the property. The freight building seems to be the highest priority. Union Studios recommends for the next step to complete a structural report for the building. Union Studios could provide pricing to the Board for what that might cost. In projects like this Union Studios recommends creating a scope that makes the building accessible, or water tight, or three season ready, and getting pricing for the process they would like completed. Union Studios recommends having the engineer look at some other buildings while they are on the site to potentially save some money on this down the road. Chairman Teitelbaum states that revenue for other buildings would have to come from other sources, as the current funds are available only for the freight building. Member Sullivan states he would like to capitalize on the engineer on the site if they can.

Clerk Buckland asks what the process for contracting Union Studios would be. Chairman Teitelbaum asks if this will be over \$100,000.00 in scope work. The Board discusses with Union Studios different ways to establish the scope of work. Member Sullivan recommends having a fee to not exceed.

Member Sullivan asks how Union Studios handles environmental aspects. Those services are contracted out. Union Studios states that deciding on what to do with the space between the buildings and area around the buildings is an important aspect as well. The Patronicity Grant could be used for the landscaping fees.

2. Continued discussion re: Organa Brands proposal and outreach

3. Continued discussion re: scoring WRA goals and work plan

4. Discussion and vote on hiring consultant for preparing updated Economic Development Strategy

Clerk Buckland states that they received two proposals, a third was requested but was not received. RKG came in with a bid higher than FXM for the same scope of work. Clerk Buckland states they may be able to negotiate the price down. Member Sullivan cautions the Authority that the funds will run out if they do not begin taking in revenue from the properties.

MOTION: Member Sullivan moves to grant the Clerk authority to negotiate the price for the Economic Development Strategy. Member Bruce seconds.

Vote; (4-0-0)

Peter Sanborn states that there is \$50,000.00 of CDBG funds for design Tremont Nail.

5. Discussion on letter of interest for distillery

6. Discussion and vote authorizing WRA Clerk to make limited expenditures for WRA

MOTION: Member Bruce moves to authorize the Clerk to make limited expenditures for WRA; each expenditure not to exceed \$5,000.00. Member Sullivan seconds.

VOTE: (4-0-0)

7. Discussion and vote on stipend for WRA Clerk

Chairman Teitelbaum states that the director of Planning is doing a large majority of the work for the Redevelopment Authority and feels he should be compensated. Member Sullivan agrees, but states they need to approach the union.

MOTION: Member Bruce moves to approve Member Sullivan to negotiate with the union in regards to a stipend for the Town Planner. Member Sullivan seconds.

VOTE: (3-0-1) Clerk Buckland abstains

8. Discussion and vote on tablets to replace WRA files and papers

The Board discusses purchasing tablets to take the meeting paperless. The Board decides that most of the members already have electronic devices to achieve the paperless goal.

V. CORRESPONDENCE

Kevin Oliveira of Coastal Orthodontics has written a letter of proposal to the Wareham Redevelopment Authority regarding the potential purchase of the property at 4 Recovery Road.

Peter Sanborn, the Manager of the CDBG funds and operations, has a presentation for the Redevelopment Authority regarding the property and funds that were already spent on the property.

There was a total of \$321,000.00 spent over two different improvement projects performed with CDBG funds. The building has been vacant for two years. It was available for use, it has been advertised for a use, and that may present a problem when applying for future funds for the project. In the 2014 Grant the use was a daycare center. The building is assessed at \$400,000.00. Member Sullivan states he is not fond of having an empty building and would like to get a use in the building.

The Board discusses the potential of rehabilitating the building for rent, selling the property by auction, or RFP.

It may be worth while to have an appraisal of the property done. Two expenditures for the parcel at the moment are the appraisal and cleaning the yard area.

VI. SIGNING OF DOCUMENTS

VII. MEMBER COMMENTS

VIII. ADJOURNMENT

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

VOTE: (4-0-0)

Date signed: 9/25/18

Attest: KOR

**Kenneth Buckland, Clerk
Redevelopment Authority**

4-0-1

Date copy sent to Town Clerk: _____

RECEIVED

233pm JD

OCT 04 2018

TOWN OF WARRENHAM
TOWN CLERK