

MINUTES OF MEETING OF WAREHAM FINANCE COMMITTEE

Date of Meeting: March 1, 2023

I. CALL MEETING TO ORDER

The meeting was called to order at 6:30 P.M.

II. ROLL CALL

Members Present: Bernie Pigeon, Chair
Norma Scogin
Dominic Cammarano
Gerald Stefanski
Tom Worthen
Joseph Smith
Matthew Rose
Tom Hannon
Julie Moran

III. FINANCE COMMITTEE MATTERS

A. Acceptance of meeting minutes, if any. (NONE)

B. Review proposed 2023 Special Town Meeting Warrant article: CPC-4 – Bayview Park.

Present before the FinCom: Selectman Judy Whiteside, Board of Selectmen

Selectman Whiteside discussed the article. \$80,000 is being requested of the CPC for renovations to Bayview Park to make it useable & accessible to all. She submitted a renovation proposal/schematics to FinCom members.

Selectman Whiteside discussed other funding will come from various sources, such as a grant & in-kind funds from Municipal Maintenance. Brief discussion ensued re: grant to be used. Ms. Whiteside noted this project will not address parking issues. Brief discussion continued.

Brief discussion ensued re: potential supply/material chain issues & maintenance factors. Selectman Whiteside noted the project design & permitting has been completed.

C. Review Article 15 of the 2023 Annual Spring Town Meeting Warrant: CPC – Tremont Nail Factory Office Building.

Present before the FinCom: Selectman Judy Whiteside, Board of Selectmen

Selectman Whiteside informed the FinCom that the Tremont Nail Factory falls under the BOS's authority. \$200,000 is being requested to remove paint from the outside of the office building, remove & preserve the sign & possible work on the windows.

Selectman Whiteside explained the Redevelopment Authority has a Master Plan w/ a company, but there are no immediate plans & there is a need to keep maintaining this building in the interim.

Discussion ensued re: the benefits of conducting this work, such as increasing the building value & securing a future lease for the building.

Discussion ensued re: the Parker Mills Dam & the possible option of removing the dam.

Mr. Worthen feels the office building should be looked at as a whole, inside & out, not just the outside. He expressed concern re: the condition inside the building, including mold issues. Selectman Whiteside explained the Bentley Corp. is looking at long-term use of the property & building.

Discussion ensued re: the project & addressing the outside of the office building first, a property lease going forward & issue of the dam.

**D. Review of Article 11 of the 2023 Annual Spring Town Meeting Warrant – CPC:
FY2024 Community Preservation Fund Reserves.**

Present before the FinCom: David Heard, CPC

NOTE: Mr. Cammarano departed at this time.

Mr. Heard discussed the intent of the housekeeping article. He explained the CPC is required by law to allocate funds to specific areas. The CPC is proposing the following allocations:

- 10% to Open Space = \$160,000.
- 10% to Historic Preservation = \$160,000
- 10% to Affordable Housing = \$160,000
- 5% to Administrative Costs = \$80,000

E. Review proposed 2023 Special Town Meeting Warrant article: CPC-SS1 – West Wareham School

Present before the FinCom: Patricia McArdle, Schoolhouse Rocks, LLC

Ms. McArdle explained the West Wareham School was purchased at auction & the LLC is looking at a project to preserve the outside of the building only at this time. Funding would be used for new shingles, new glass & a roof update. \$99,000 is being requested. A plan is being worked on for the inside of the building & the LLC may be looking for future CP funding for the interior work under the affordable housing and/or historic preservation component.

Ms. McArdle discussed potential/possible use of the building in the future. She noted there would be a historic restriction on the exterior of the building. Discussion ensued.

Mr. Stefanski requested something in writing re: the project figures being proposed. Ms. McArdle stated she can provide that information. It was noted that no matter what happens on the interior of the building, the exterior will stay the same.

F. Review proposed 2023 Special Town Meeting Warrant article: CPC – 2 – Wareham Littleton Drive.

Present before the FinCom: Charlie Adams, Pennrose, LLC

Mr. Adams noted that Pennrose, LLC worked w/ the Town on this project. He proceeded to make a PowerPoint presentation & discussed the following:

- Aerial views of the area
- How the project came to be & timelines (for example, Redevelopment Authority RFP, selection of Pennrose, LLC, ZBA permit process, tax credits & closing)
- Project/site layout
- Rendering of how the site layout & buildings will look
- Project summary
- Community benefits of the site
- Pictures of Village at Nauset Green Clubhouse which is a similar project
- Pictures of Park River apartment designs
- 5% of all units are ADA accessible
- Parking has a 1:5 ration
- Affordable units for seniors & family units
- CP funds for mixed income & affordable housing from other similar projects
- Financing capital stack

A brief question & answer session ensued. Topics discussed were timeline if everything goes according to plan going forward, such as the closing & children living at the project site.

G. Review Article 12 2023 Annual Spring Town Meeting Warrant– CPC – Woodland Cove Phase II

Present before the FinCom: Penn Lindsay for WC2 Owner, LLC
Sarah Kaiser, Dakota Partners

Ms. Kaiser proceeded to make a PowerPoint presentation & discussed the following:

- Project overview, including the project being three-phased, five residential buildings, a community building & parking
- There is a funding gap for Phase II in the amount of \$875,000 & \$400,000 of CP funds are being requested

- There are affordable units for each of the three phases
- Amenities (community & building/unit amenities)
- Aerial map of site location
- Depiction of phases on map
- Community need based on a market study
- Financing for Phase II & breakdown of financing
- Cause of funding gap

A brief question & answer session ensued. Topics discussed were ADA accessible units in Phase II & timelines for completion of all phases.

H. Review Article 13 of the 2023 Annual Spring Town Meeting Warrant: – CPC – Sawyer Conservation Area

Present before the FinCom: Nancy McHale, Wareham Land Trust
Bob Gleason, Wareham Land Trust

Ms. McHale distributed updated information to the FinCom.

Ms. McHale the intent of the article is to preserve this parcel of land which is an important habitat & includes pine barrens. She discussed the location of the property which abuts the Lyman Reserve off of Redbrook Rd. She discussed the important aspects of preserving this parcel, such as protecting the drinking water, protecting endangered species & providing more access to the Lyman Reserve. She noted the Land Trust will work w/ the Onset Water District to create a trail that will be accessible to the general public,

Mr. Gleason noted this property also abuts existing Land Trust property.

Ms. McHale stated the request for funding is \$30,000.

I. Review Article 14 of the 2023 Annual Spring Town Meeting Warrant – CPC – Depot Auto, LLC/Onset Train Station

Present before the FinCom: Dawn Gomes, Depot Auto, LLC
George Colella
Angela Greene

Ms. Gomes discussed the plans to restore the Onset Train Station.

Ms. Greene proceeded to give a PowerPoint presentation & discussed the following:

- History of the station & the intent to repurpose the space into a café & meeting house (the café will have separate funding)
- Create a community space for community holiday access, such as Santa's Elevator & virtual Polar Express
- Restoration goals

Mr. Colella discussed the following:

- History of building
- Plan of existing site map
- Proposed renderings of parking area & building renovations outside

Mr. Colella noted a complete analysis is being worked on.

Ms. Greene discussed the following:

- A historic restriction will be on this part of the property
- \$1.2 million is proposed for the total project w/ \$400,000 being requested of CP funds
- Restoration necessities & major requirements
- Breakdown of estimated restoration cost amounts
- Restoration expenses
- Timeline of project
- Funding mix
- Management Plan
- Maintenance budget
- On-going maintenance funding sources

Ms. Greene discussed her experience in business, fundraising for development of properties & real estate.

A question & answer session ensued.

Ms. Gomes discussed the café idea/concept & concept of possibly having food trucks & year-round ice-cream.

Ms. Gomes noted the interior aspect of the building design is still being worked on. Mr. Corella explained that a structural analysis of the building will be done to determine that it is structurally sound.

Discussion ensued re: permits that may be needed from various Town entities, such as the Conservation Commission & if CP monies can be granted prior to relevant permits being issued.

J. Review & discussion of February 16th budget workshop presentations.

Mr. Pigeon explained the Governor's version of the Cherry Sheet has been released. The Town is anticipating receiving \$2 million more than expected. \$1.5 million will go to the School Dept. & \$500,000 will go towards the municipal side. Thus, some budgets on the municipal side may change. The Town Administrator is working on finalizing changes/revisions & will report back to the FinCom when things are finalized.

K. Review of 2023 Annual Spring Town Meeting Warrant.

IV. ANY OTHER BUSINESS (Unanticipated Items)

There will be a Chapter 70 workshop meeting on March 20, 2023 from 9:00 A.M. to 1:00 P.M.

There will be a joint meeting of the BOS & the Police Building Study Committee on March 16, 2023 at 5:00 P.M. in the Town Hall auditorium.

Mr. Pigeon briefly reviewed the FinCom meeting schedule going forward.

V. NEXT MEETING DATE & TIME

The next meeting will be held on March 8, 2023 at 6:30 P.M. in Room 27 of Wareham Town Hall.

VI. ADJOURNMENT

MOTION: Ms. Scogin moved to adjourn the meeting. Mr. Smith seconded.

VOTE: Unanimous (8-0-0)

Date signed: 3/22/23

Attest: Bernie Pigeon

Bernie Pigeon, Chair
WAREHAM FINANCE COMMITTEE

Date copy sent to Wareham Town Clerk: 3/22