

MINUTES OF THE MEETING WAREHAM REDEVELOPMENT AUTHORITY

THURSDAY, JANUARY 12, 2023

Meeting held room 24, Town Hall



Meeting called to order by Chair Butler at 10:15

I. ROLL CALL

Members present:

Judith Whiteside	Selectman Representative
Kenneth Buckland	Planning Director
Dan Butler	Chairman, Citizen at Large (remote access)
Derek Sullivan	Town Administrator

Not present:

Ronald Besse	Selectman Representative
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Also present:

Patricia Wurtz,	Select person
Linda Scharf	Member of the public

II. APPROVE MEETING MINUTES

MOTION made by Mr. Buckland, seconded by Mr. Sullivan to accept the minutes of September 15, 2022 , October 27, 2022, December 8, 2022, and December 19, 2022.

ROLL CALL : Mr. Buckland aye, Mr. Sullivan aye, Mr. Butler aye, Ms Whiteside aye.

VOTE 4-0-0. Unanimous

MOTION made by Mr. Buckland to accept and hold the Executive session minutes of October 27, 2022.

ROLL CALL: Mr. Buckland aye, Mr. Sullivan aye, Mr. Butler aye, Ms. Whiteside aye.

VOTE: 4-0-0 Unanimous

III. AUTHORITY BUSINESS

1. Discussion and possible vote on committing WRA funds toward a match with DOT funds, for preparing a study regarding a possible pedestrian crossing of the rail tracks behind Merchants Way.

Mr. Buckland explained there are MADOT funds available to design and construct such a crossing, but MADOT had asked for a local match. The total project may be between 800-900 thousand dollars.

MOTION: Mr. Sullivan moved to commit up to \$10,000 of WRA funds towards the proposed project. Mr. Butler seconded.

ROLL CALL: Mr. Sullivan aye, Mr. Butler aye, Mr. Buckland aye, Ms. Whiteside aye.

VOTE: 4-0-0 Unanimous

2. Discussion and possible vote on

- A. Urban Renewal Plan in preparation. Mr. Buckland explained the Innes Associates has had three public hearings to date, and continues to work on the update. No Town Meeting action is required to accept an URP. The Planning Board approval is required, and Mr. Buckland will coordinate efforts towards that end.
- B. Strategic Plan for Revitalization of Commerce in Wareham. Mr. Butler has been in contact with Ms. McGraw, president of Wareham Village Association, as well as local business owners. Ms. McGraw has a very busy work schedule and it will be difficult to schedule meetings around her schedule. Mr. Butler will pursue gathering local business owners in some sort of meeting, perhaps mid-February. The owner of M and D Bait Shop has indicated an interest in sponsoring a fishing derby for kids. Other business owners are eager to join in the revitalization effort.

C. Reinvestment Plan for 2023-2024

Mr. Buckland submitted a grant request to the Community Preservation Committee for refurbishment of the façade of The Office Building at Tremont Nail. At the suggestion of that Committee Mr. Buckland was asked to increase the request from \$110,000 to \$125,000, so as to include the sign on that office building in the grant request.

MOTION: Mr. Buckland moved to authorize and increase the grant request to \$125,000. Mr. Sullivan seconded.

ROLL CALL: Mr. Buckland aye, Mr. Sullivan aye, Mr. Butler aye, Ms. Whiteside aye.

VOTE: 4-0-0 Unanimous

Mr. Buckland explained that there may be funds available through the Massachusetts Executive Office of Environmental Affairs of up to \$250,000 for the removal of the Parker Mills Dam. The discussion will be taken up again after the Spring Town Meeting.

- D. Projects for One-stop Growth Grant Program. Mr. Buckland explained the availability of grants which will aid in the redevelopment, reinvestment of the Downtown area. The grants may cover infra-structure, including roads, and will impact jobs and taxes. Mr. Buckland and Mr. Butler explained the information regarding fiber-optics infra-structure for the downtown area which they have gathered. According to Mr. Butler, the non-profit fiber-optic network provider, OpenCape, has a high-speed fiber-optic backbone line that runs right down Main Street. OpenCape has sponsored pilot/demonstration projects in other towns along the backbone to demonstrate the value of high bandwidth fiber-optic network access to the internet. This infrastructure improvement to the downtown area could attract bandwidth-intensive business like medical offices to the area near Tobey Hospital and would have a significant, clean, beneficial impact on

INTERNAL MEETING JANUARY 11, 2023

**Eileen Gunn
Chelsea Zakas
Kenneth Buckland**

DISCUSSION TOPICS:

- Coordination with URP
- Stakeholder engagement plan
 - February 9th RDA/URP meeting
 - Hour and a half time slot
 - Multi-Service Center set up?
 - Meeting Agenda/Anticipated Outcomes
 - Review Existing Conditions/Site Constraints/Vulnerability
 - Discuss summary of community vision/Vision of URP/RDA
 - Planning horizon and risk tolerance discussion – what can we protect to?
 - Adaptation strategies – brainstorm
 - Direction on two concepts to develop for stakeholder workshop
 - Future meetings
 - Confirm anticipated date, time, location, agenda/outcomes
 - Outreach Plan and Roles
 - Public and Business Association
 - Email list(s) – how do you contact the public? How can we improve on this?
 - Point of Contact
 - Wareham Week
 - When do we want to reach out?
 - Contact
 - Vulnerability Assessment spread?
 - Before each Stakeholder Workshop?
 - How far in advance do you have to contact and send materials?
 - Environmental Justice communities
 - Plan for outreach
 - Direct mailing
 - Laminated flyers on phone poles in neighborhoods
 - Flyers in Main St (east) business windows, Post Office
 - Television Station
 - Contact?
 - Town website posting

the economic vitality of the downtown. This should be explored. The One Stop program grants are not available until after October 2023.

IV. REPORT FROM THE PLANNING DIRECTOR

Mr. Buckland explained that the Master Developer of the TNF property may want to renegotiate. That discussion must be held in Executive Session. On February 9th Fuss and O'Neil, consultants for the resiliency study for Downtown, will hold a meeting for a discussion of several topics at 9 AM in the Town Hall Auditorium. This meeting is a workshop for the WRA members and the consultants. Proposed agenda is attached to these minutes.

V. MEMBER COMMENTS OR INITIATIVES

None.

VI. CORRESPONDENCE.

None.

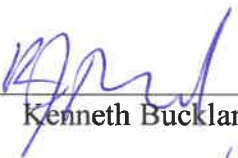
VII. ADJOURNMENT

MOTION made by Mr. Buckland, , seconded by Mr. Sullivan to adjourn at 11:21.

ROLL CALL : Mr. Sullivan aye, Mr. Buckland aye, Mr. Butler aye, Ms. Whiteside aye.

VOTE 4-0-0 (Unanimous)

Submitted by _____


Kenneth Buckland, Clerk of the WRA

Date Submitted to Town Clerk _____



Documents used or reviewed in the meeting:

Minutes of September 15, 2022

Minutes of October 27, 2022

Minutes of December 8, 2022

Minutes of December 19, 2022

Minutes of Executive session, October 27, 2022

Document titled Internal Meeting (outline of proposed agenda for meeting with the consultants from Fuss and O'Neill