

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, January 28, 2021

Time: 2:00 PM.

Zoom Meeting 829 2416 5611

WAREHAM TOWN CLERK
2021 FEB 4 PM 4:23

Meeting Called to Order at 2:01 PM

I. ROLL CALL

1. Peter Teitelbaum	Chair, BoS Representative	present
2. Judith Whiteside	BoS Representative	present
3. Derek Sullivan	Town Administrator	present
4. Kenneth Buckland	Planning Director	present
5. Richard Swenson	Citizen at Large	present

II. AUTHORITY BUSINESS

1. Discussion and possible vote regarding Littleton Drive Project Funding Commitments
 - a. Kenneth Buckland reported that Pennrose went to the CPC, presented an overview of the project
 - i Pennrose upped their request of CPC funding from 500K to 1.1M.
 - ii Kenneth Buckland stated that the more the town commits, the more attractive the project is for state funding opportunities
 - iii Discussion on WRA to support the increased CPC request, however with a focus on senior affordable. Ken will talk to Pennrose, and discuss a WRA support statement with a 3-1 focus on senior housing.
 - iv Kenneth Buckland also reported that Pennrose is looking for sewer cost relief
 - ◆ not well received by WRA members, the WRA will not support
 - b. Judith Whiteside suggested that we execute the lease as soon as practical. Kenneth Buckland commented that with the signed LDA, it was agreed we are in good shape. Lease will be signed after tax credit applications/approvals have been received, likely 12 months from now.
 - c. Motion by Judith Whiteside, second by Richard Swenson, for the WRA to write a letter, stating that the LDA between Pennrose and the WRA is in place, and Pennrose is authorized to execute against that LDA
 - i Vote: 5-0-0
 - ii Peter Teitelbaum Aye
 - iii Judith Whiteside Aye
 - iv Derek Sullivan Aye
 - v Kenneth Buckland Aye

- vi Richard Swenson Aye
- d. There may be easement issues that need to be sorted out on the property, Kenneth Buckland is working them now, need to be resolved in the next 12 months
- 2. Discussion and possible vote regarding zoning articles for redevelopment for Town Meeting
 - a. Hospitality Recreation and Entertainment Overlay
 - i Public hearing 2/1/21 at Planning Board on latest version
 - ◆ 75% reduction in space
 - ◆ More restrictions on housing
 - ◆ Planning Board control of housing rollout
 - ii Warrant closes in March
 - iii Derek Sullivan suggested that the WRA publicly state our position on the article
 - iv Kenneth Buckland motion for WRA (Kenneth Buckland) to write a letter to the Planning Board stating our support for the article, including all ground water protection, Judith Whiteside seconded.
 - ◆ Vote: 5-0-0
 - ◆ Peter Teitelbaum Aye
 - ◆ Judith Whiteside Aye
 - ◆ Derek Sullivan Aye
 - ◆ Kenneth Buckland Aye
 - ◆ Richard Swenson Aye
 - b. Decas School and Wareham Crossing Overlay
 - i SRPEDD presentation to BoS will be pushed to 2/16
 - ii Kenneth Buckland re-stated that there are multiple concurrent opportunities for the property, given the size
 - iii Richard Swenson reported that the SRPEDD presentation has been shared with the Planning Board, and they have been requested to work with the WRA to develop a zoning solution
 - ◆ Richard Swenson will coordinate a joint meeting with the WRA and the Planning Board to kick off the effort
 - c. Downtown Village
 - i Kenneth Buckland reported that the only TNF master developer responder (Aspen Blue) is also interested in Wareham Village opportunities
- 3. Ongoing discussion of WRA-related properties
 - a. Decas School
 - i See II-1 above
 - b. 4 Recovery Road
 - i Kenneth Buckland reported that he has met with Mr. Glynn, who wants to purchase the property. Ken informed him that we have to lease for at least 2 years. That lease is being negotiated now, with an expectation of 3/1 completion
 - ii Mr. Glynn wants to expand the building, which will be permitted per the lease

- c. Bay Pointe Country Club
 - i Derek Sullivan reported that he has reviewed the lease, and the last sticking point is when the double rent kicks in (April or September). Derek Sullivan supported agreeing to September, all WRA members supported.
 - ii Kenneth Buckland and Derek Sullivan took the action to finalize the lease with Tim Fay
 - iii Rich Bowen will be asked to review the modifications
- d. Tremont Nail Factory
 - i Master Developer RFP received one response from Aspen Blue
 - ii Kenneth Buckland will invite the developer to the next WRA meeting
 - iii Discussion on the status of the Steel Building lease review by Rich Bowen
 - ◆ Comments have been received
 - ◆ Kenneth Buckland will circulate updated draft HCA and lease documents to WRA, BoS and Aspen Blue
 - ◆ BoS will be asked to authorize WRA to negotiate with Aspen Blue ASAP, Peter Teitelbaum to add to BoS agenda
 - ◆ Will be reviewed at the 2/4/21 WRA meeting
- e. Littleton Drive
 - i See II-2-b above
- f. Downtown
 - i See II-2-c above
- g. Other properties
 - i Town List – on hold until resources available at town hall
 - ii West Wareham School deed review – no update from Peter Teitelbaum
- 4. Clerk's Report
 - a. Urban Renewal Plan
 - i No update
 - b. Review Action Item Log
 - i Kenneth Buckland will verify that the BoS has authorized the WRA to negotiate an HCA with Mr. Glynn for the 4 Recovery Road project.
 - ii All other open AIs were addressed during the course of the meeting
- 5. Approval of Meeting Minutes: :2/11/2020; 2/18/2020; 2/25/2020; 3/3/2020, 3/10/2020; 3/17, 2020; 4/15/2020; 6/2/2020; 6/9/2020; 6/16/2020, 7/1/2020, 7/30/2020; 8/13/2020; 9/17/2020; 10/1/2020; 10/15/2020, 10/22/2020, 10/29/2020, 11/19/2020; 12/10/2020; 1/14/22021
 - a. 1/21 meeting minutes ready, but not on the list, will be added next week.
 - b. 1/14 minutes should not be on this list, as they are approved.

III. **48 HOUR BUSINESS**

1. none

IV. CORRESPONDENCE

1. none

V. SIGNING OF DOCUMENTS

1. none

VI. MEMBER COMMENTS

1. none

VII. ADJOURNMENT

1. Motion to adjourn by Richard Swenson, second by Judith Whiteside

a. Vote: 5-0-0

i	Peter Teitelbaum	Aye
ii	Judith Whiteside	Aye
iii	Derek Sullivan	Aye
iv	Kenneth Buckland	Aye
v	Richard Swenson	Aye

b. Meeting adjourned at 2:51 PM

VIII. UPCOMING MEETINGS

a. Tentative WRA meeting February 4, 2021

Submitted by


Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk