

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, February 4, 2021
Time: 2:00 PM.
Zoom Meeting 858 5745 5858

Meeting Called to Order at 2:05 PM

I. ROLL CALL

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

II. AUTHORITY BUSINESS

1. Interview Bentley Companies LLC regarding Master Developer proposal for Tremont Nail Factory
 - a. Rescheduled to next week
 - b. Bentley representatives doing a TNF walk-thru next Wednesday
2. Discussion and possible vote regarding Littleton Drive Project Funding Commitments
 - a. The need for CPC funds is to make the tax credit application more attractive
 - b. Costs are 55/45 family/senior, making the 3-1 senior request unrealistic

Name: Wareham Littleton Drive
Location: Wareham, MA

PENNROSE
Build & Maintain - Build & Build

Preliminary Development Budget - Jan 2021			
Sources	Family	Senior	Total
Private First Mortgage	5,350,000	2,865,000	7,915,000
Federal Low-Income Housing Tax Credits	9,200,000	5,475,000	14,675,000
State Low-Income Housing Tax Credits	1,400,000	6,500,000	9,400,000
DECD - Affordable Housing Trust Fund - HOME - Housing Stabilization Fund	2,900,000	2,900,000	5,800,000
Community Based Housing Funds	0	600,000	600,000
MassHousing Voucher Funds	1,000,000	8	1,000,000
Wareham CPA	800,000	300,000	1,100,000
Total Sources	22,440,000	18,236,000	40,676,000
Uses			
Acquisition	142,000	128,000	270,000
Hard Costs	16,150,000	12,550,000	26,740,000
Hard Cost Contingency	1,200,000	1,200,000	2,400,000
Architecture & Engineering	1,010,000	825,000	1,835,000
Legal - Title & Insurance - Accounting - Marketing	350,000	350,000	700,000
Financing Fees & Interest	740,000	550,000	1,290,000
Fees - Reserves	2,240,000	2,020,000	4,260,000
Office Soft Costs	568,000	547,000	1,115,000
Total Uses	22,440,000	18,236,000	40,676,000

- c. Suggested that a letter from the WRA to CPC be generated to support the request of \$1.1M
- d. Motion by Richard Swenson to authorize Kenneth Buckland to write the letter of support to CPC, second by Judith Whiteside.
 - i. Vote: 4-0-0

♦ Peter Teitelbaum	Aye
♦ Judith Whiteside	Aye

- ◆ Derek Sullivan absent
- ◆ Kenneth Buckland Aye
- ◆ Richard Swenson Aye

3. Discussion and possible vote regarding zoning articles for redevelopment for Town Meeting

a. Hospitality Recreation and Entertainment Overlay

- i A letter from the Fish and Wildlife Association has been sent to Peter Teitelbaum, as Chair of the BoS, highlighting environmental concerns that could be realized as a result of the HRE overlay zoning district
- ii Discussion around the fact that the Planning Board public hearings have dealt with all the point outlined in this letter.
- iii Peter Teitelbaum will respond, on behalf of the WRA, acknowledging and agreeing with all highlighted concerns.
- iv Motion to authorize Peter Teitelbaum to write the response letter to Fish and Wildlife by Richard Swenson, second by Judith Whiteside.

◆ Vote: 4-0-0

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

b. Decas School and Wareham Crossing Overlay

- i Grant King is scheduled for BoS presentation of research and RFP on 2/16/2021
- ii Post the BoS presentation, Richard Swenson will work with the WRA and WPB to hold a joint planning meeting, to discuss possible zoning changes for the Decas School property

c. Downtown Village

- i Marketing campaign for WV1-R re-zoning starts 3/1/2021

d. Other: signs, drive-thrus, housing

- i While in support, the WRA will not take any action regarding these articles

4. Ongoing discussion of WRA-related properties

a. Decas School

- i See II-2 above

b. 4 Recovery Road

- i Baystate Labs needs to go to BoS for HCA/Lease negotiations permission
- ii Will go 2/16/2021 (At the time of writing these minutes, the date had been moved up to 2/9/2021)

c. Bay Pointe Country Club

- i Agreement apparently has been 100% reached, we need to push ourselves to get it written, reviewed, and signed.
- ii Action on Kenneth Buckland to work with Derek Sullivan and Richard Bowen.

d. Tremont Nail Factory

- i HCA and lease negotiations with Aspen Blue were approved by BoS 2/2/2021
 - ii Temporary heating system in the steel building doesn't meet code
 - ◆ Will be addressed with Aspen Blue next week, and a plan to resolve developed
 - e. Littleton Drive
 - i See II-3-b above
 - f. Downtown
 - i See II-3-c above
 - ii New consignment shop has opened in WV1
 - iii Developers have made offers on WV1 property; some have been accepted
 - g. Other properties
 - i Town List
 - ◆ On hold until resources available to generate
 - ii West Wareham School deed review
 - ◆ Peter looked at the deed, the TNF company (now in Mansfield) has the option to re-purchase the property if it is sold into a non-educational application.
 - ◆ Assessed value is \$850,000
 - ◆ Peter Teitelbaum will tentatively schedule a discussion with the BoS on 2/16/2021 around clearing the path for the town to disposition the property.
5. Clerk's Report
- a. Urban Renewal Plan
 - i No update
 - b. New state grant applications are done thru State One Stop, an aggregated state grant awarding authority
 - i Applications due May 3 to June 4, for October/November grants
 - ii Possible projects to consider
 - ◆ Decas school prep
 - ◆ Restaurant at former drycleaner on Main St
 - ◆ RR crossing/pier off Merchant's Way
 - ◆ Sewer on Glen Charlie
 - ◆ Industrial park roads
 - ◆ Onset pier, bluffs, pedestrian and parking improvements
 - iii Richard Swenson and Judith Whiteside commented about housing grant opportunities for the West Wareham School and the Everett School
 - ◆ Richard Swenson commented that many of our property projects that the WRA investigate for commercial development get a strong reaction from some citizens and town leaders who advocate for affordable housing. He felt that the WRA is chartered for 'economic development' projects, and that we

should focus on that. There are other entities in our town government that are chartered specifically around housing, who he felt should be taking a more active role in looking at town properties such as the West Wareham School and the Everett School, and executing housing projects against them.

- iv Kenneth Buckland will apply for state grant money appropriately, based on his judgement and experience in achieving the best results, and meeting the goals of the citizens that have provided feedback.
- c. Review Action Item Log
 - i All other open AIs were addressed during the course of the meeting
- 6. 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; 1/14/2021, 1/21/2021, 1/28/2021
 - a. Motion to approve minutes of 1/21/2021 and 1/28/21 by Kenneth Buckland, second by Judith Whiteside.
 - i Vote: 5-0-0
 - ♦ Peter Teitelbaum Aye
 - ♦ Judith Whiteside Aye
 - ♦ Derek Sullivan Absent
 - ♦ Kenneth Buckland Aye
 - ♦ Richard Swenson Aye
 - b. 1/14 minutes should not be on this list, as they are approved.

III. **48 HOUR BUSINESS**

- 1. Judith Whiteside expressed her thanks to Kenneth Buckland for all the work he has been doing for the town.

IV. **CORRESPONDENCE**

- 1. none

V. **SIGNING OF DOCUMENTS**

- 1. none

VI. **MEMBER COMMENTS**

- 1. none

VII. **ADJOURNMENT**

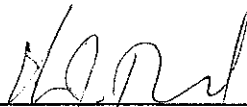
- 1. Motion to adjourn by Richard Swenson, second by Judith Whiteside.
 - a. Vote: 4-0-0
 - i Peter Teitelbaum Aye
 - ii Judith Whiteside Aye
 - iii Derek Sullivan Absent
 - iv Kenneth Buckland Aye

- v Richard Swenson Aye
b. Meeting adjourned at 3:16 PM

VIII. **UPCOMING MEETINGS**

- a. Tentative WRA meeting February 11, 2021

Submitted by


Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk

WAREHAM TOWN CLERK
2021 APR 29 PM 4:24