

## WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, February 11, 2021  
Time: 2:00 PM.  
Zoom Meeting 826 3832 0451

WAREHAM TOWN CLERK  
2021 FEB 25 PM 3:18

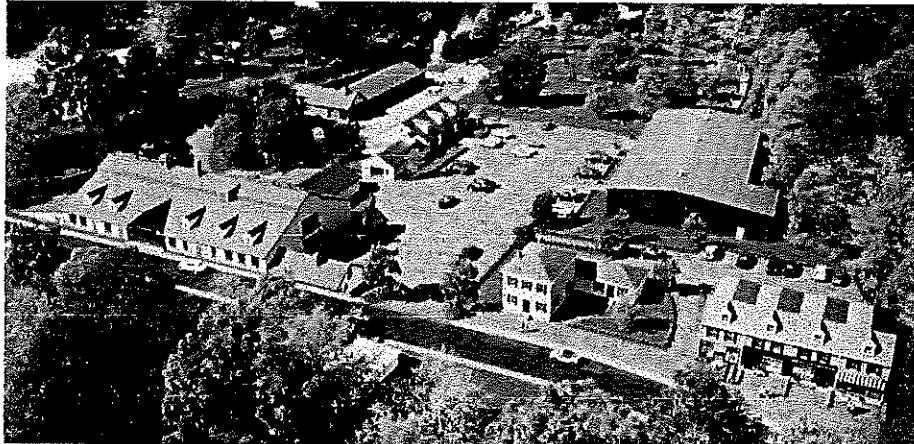
Meeting Called to Order at 2:05 PM

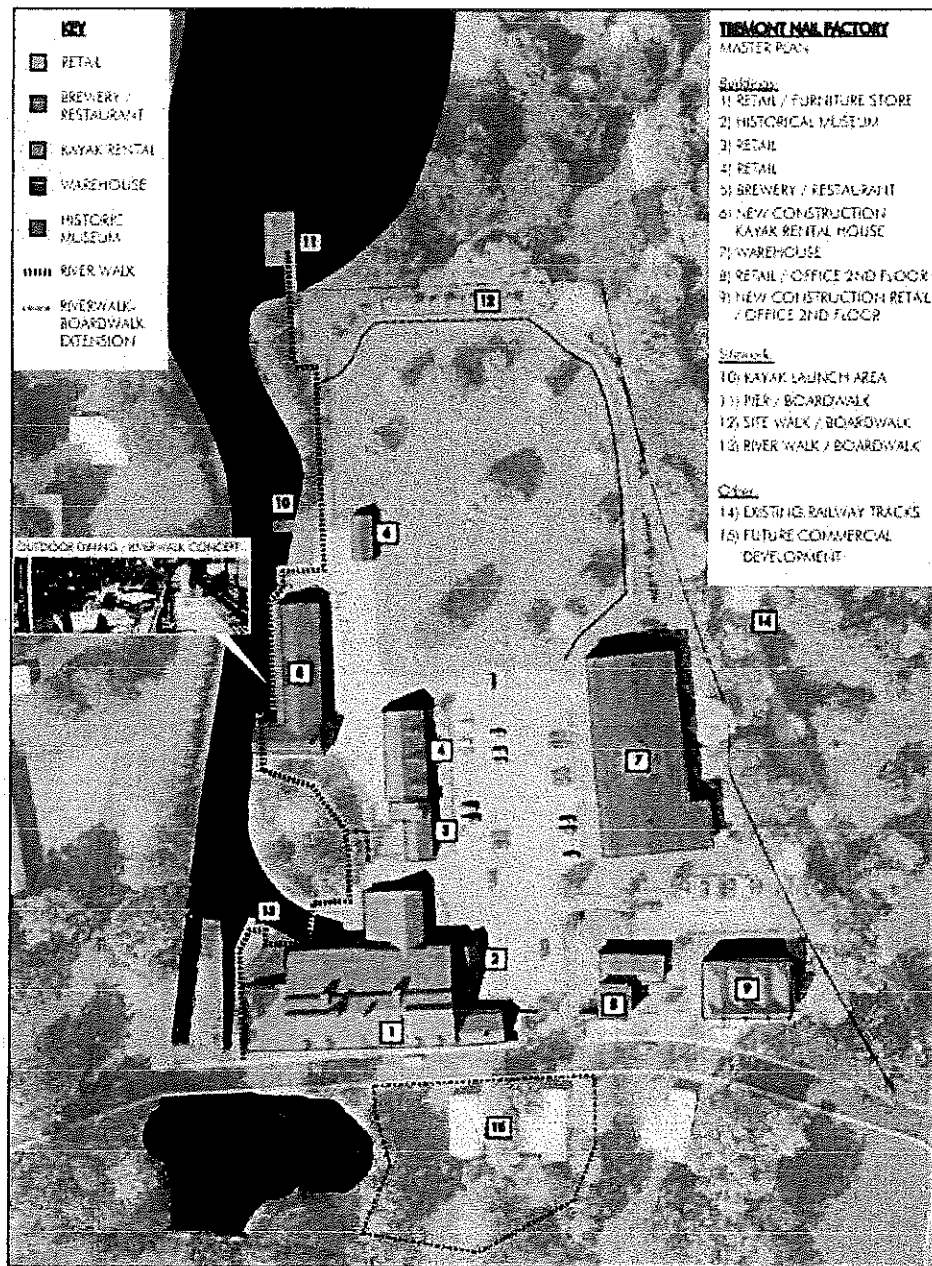
### I. ROLL CALL

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. Attendees from Bentley
    - i Don Huggins
    - ii Frank Zaino - designer
    - iii Jason Pannone
    - iv Dan Santacroce
    - v Jamie Hughes -- architect
  - b. Jason Pannone gave an overview of Bentley's ideas and vision for the TNF





Derek Sullivan joined at 2:07

- c. Bentley background
  - i Bentley has been around 7 years
  - ii Projects are generally a partnership between private and public
  - iii Projects in New England, North and South Carolina, and Florida
- d. TNF vision is a mixed use plan, with a brew pub anchor, augmented by commercial and retail facilities

- i Utilizes the current footprint, with 1 additional building for retail on the north west corner
  - ii Freight building would be brew pub/restaurant
  - iii Main building probably would focus on professional use
  - iv Walking park to be created on the south end of the property
  - v Parking availability will need to be managed carefully
- e. Discussion about residential opportunities, general feeling from Bentley was that proposed TNF project could stand alone without residential, although residential does provide a 'captive audience' for the retail operations.
- f. Priorities
  - i First priority would be the freight building/brew pub
  - ii Main building would be second priority
  - iii Other existing TNF buildings would be next
  - iv Incremental retail building would be last
- g. Event space options were discussed
- h. Financing options were discussed
  - i Ground lease
  - ii Sell the property to the developer
  - iii Profit sharing
- i. Kenneth Buckland stated that the project is 2 phases, first being to determine the scope/design, second phase being to financially execute.
- j. Performance standards, penalties, and deed restrictions are just some of the methods that the town can use to protect the TNF site, and ensure the uses and character of the property are those that the town wants.
- k. Bentley felt, with the proper entitlements and zoning adjustments, they can make the TNF site work for all parties, without a financial burden on the town.
- l. Discussion around when Bentley/Wareham could start discussing the financial execution aspects of any master plan agreement.
- m. Peter Teitelbaum expressed thoughts around the regulatory issues that may be faced, which will be a significant effort.
- n. Next step will be for an internal WRA review and discussion, and a follow up with Bentley, hopefully in the next few weeks.
- 2. Ongoing discussion of WRA-related properties
  - a. Decas School
    - i BoS presentation by SRPEDD on 7/16
  - b. 4 Recovery Road
    - i T.A. Glynn presented to BoS, got permission to negotiate a lease/HCA with Derek/Ken on 7/9/21
  - c. Bay Pointe Country Club
    - i BayPointe terms have been agreed to, the proposed legal document is being reviewed by Tim Fay's lawyer.
  - d. Tremont Nail Factory
    - i Fire and MuniMaint reviewed the heating system in the steel building, they are going to put in a temporary system to keep the building dry

- e. Littleton Drive
  - i CPC met 2/10, committed 10K per affordable unit. At 83 units, that is \$830K, against the \$500K original ask, against the 1100K updated ask.
    - ♦ CPC planning to submit for spring 2021 TM
- f. Downtown
  - i Bentley has visited the WV1 area
  - ii 2 other developers have expressed interest
  - iii Other opportunities are being investigated
  - iv Marina expansion/development projects are being discussed
  - v Developers have indicated the WV1-R zoning updates are critical to potential development projects
  - vi General discussion on Spring 2021 TM warrant process
- g. Other properties
  - i Town List
    - ♦ On hold until resources available to generate

**Judith Whiteside departed at 3:23**

- 3. Clerk's Report
  - a. Grant applications for Economic Development
    - i Kenneth Buckland reviewed the grants he is considering applying for
      - ♦ WRA members will review and respond with their suggestions at next meeting
    - ii Discussion around the environmental cleanup process required for the dry cleaner building on Main street
  - b. Review Action Item Log
    - i West Wareham School
      - ♦ Peter Teitelbaum will ask Town Council to inquire to the TNF company about their option of first refusal on the West Wareham School property. Town Council is in contact with attorneys for the TNF company on another matter, and this is the best approach.
      - ♦ Derek and Ken will initiate an appraisal of the property
      - ♦ Peter will investigate any issues with a 2<sup>nd</sup> property associated with the WWS property
    - ii TNF Steel Building – Blue Aspen
      - ♦ the HCA and Lease are complete, and reviewed by Town Council.
      - ♦ Action on Derek Sullivan to review and give the go ahead to execute.
- 4. 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; 1/28/2021
  - a. Motion to approve meeting minutes of 1/28/21 by Richard Swenson, second by Kenneth Buckland.

i	Vote: 3-0-1	
ii	Peter Teitelbaum	Aye
iii	Judith Whiteside	Absent
iv	Derek Sullivan	Present
v	Kenneth Buckland	Aye
vi	Richard Swenson	Aye

III. **48 HOUR BUSINESS**

Any Authority business not reasonable anticipated within 48 hours of the posting of this meeting

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 Kenneth Buckland.

a. Vote: 4-0-0


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

b. Meeting adjourned at 3:37 PM

VIII. **UPCOMING MEETINGS**

a. Tentative WRA meeting February 18, 2021

Submitted by

  
Kenneth Buckland - Clerk of the WRA

Date Submitted to Town Clerk

