

MINUTES OF THE MEETING WAREHAM REDEVELOPMENT AUTHORITY

THURSDAY, MARCH 9, 2023
Meeting held room 27, Town Hall
With remote access



1. Mr. Butler called the meeting to order at 9:07.

2. Members present:

Dan Butler, Chair
Derek Sullivan, Town Administrator
Ken Buckland, Town Planner
Judith Whiteside, Chair Select Board
Ron Besse, Member Select Board

Others present:

Charlie Adams, Pennrose LLC
Jonathan Dickerson, Assistant Town Planner
Nazih Elkallassi, Chair, Zoning Board of Appeals
James Iaccobacci, Clerk, Zoning Board of Appeals
Alan Slavin, Member, Select Board (remote access)
Senator Marc Pacheco (remote access)
Sonia Raposo, Assistant to the Planning Department
Peter Teitelbaum, Esquire
Patricia Wurtz, Clerk, Select Board

Linda Scharf, President of the Board, WCTV
James Munise

Please note: Although a majority of the Select Board was present, neither Mr. Slavin nor Ms. Wurtz discussed or engaged in making decisions. They were there as attendees at the Ceremony for the signing of documents for the Littleton Drive Affordable Housing Project.

3. Resident comments:

Ms. Scarf told the Authority members that WCTV and the Board of Library Trustees would both like a table at the Showcase.

4. Authority Business

A. **Motion** made by Mr. Besse, seconded by Ms. Whiteside to authorize the clerk or the chair to apply for an EIN for clarity in bookkeeping and record keeping.
Vote 5-0-0.

B. Members decided to take **no action** regarding the clerkship of the Authority.

- C. Member discussed the necessity to authorize non-Town employees to purchase goods and services for the upcoming Showcase Wareham.

Motion made by Ms. Whiteside, seconded by Mr. Besse to authorize Butler, Besse and /or Whiteside to purchase goods and/or services for the upcoming Showcase.

Vote 5-0-0.

- D. Mr. Butler stated that Wareham resident and native Grace Morrison has agreed to be the lead performer, at \$500 per hour. Also, the band "Chip Allen and Friends" has agreed to perform for two hours for \$100/hr, and "Interlude," a folk group, has agreed to perform for one hour for \$150/hour.

Motion by Ms. Whiteside and seconded by Mr. Besse to authorize Mr. Butler to procure the services of Ms. Morrison, "Chip Allen and Friends," and "Interlude" up to a ceiling of \$1,000.

Vote 5-0-0.

- E. Mr. Buckland explained the need for the WRA to commit up to \$62,500 to be a 25% match, for a grant of \$250,000 from EEA to accomplish work on the Parker Mill Dam, and for the removal of the Parker Mills Dam. The Master Developer is Bentley Company, and Fuss & O'Neil will be contracted up to a 30% design as well as initial permitting. There will be a hydraulic analysis as well as other information generated.

Motion made by Mr. Buckland and seconded by Ms. Whiteside to authorize Mr. Buckland to pursue the grant funding.

Vote 5-0-0.

- F. Mr. Buckland and Mr. Sullivan brought members up to date on the status of the FERC license, granted to the Town of Wareham in the late 1970s. The license has been extended a number of times. Total costs to update the plan include \$2,000 to EAP for an engineering update and \$5,500 for a dam assessment. Once expired this FERC license can not be revived. The Authority took **no action** as there are several items that need to be discussed which were not included on the agenda.

- G. Mr. Buckland explained some of the points questioned or emphasized at the recent Planning Board Hearing regarding the proposed rezoning of a portion of Downtown Wareham with zone to be known as Wareham Village Reinvestment Subdistrict (WV-1R). The comments and concerns included : the proposed density, the proposed heights of buildings available by Planning Board Special Permit, flooding, aggregation of different properties, stimulus to private investment, and mixed use development, land use permitting. The Select Board will have an opportunity to endorse the proposal at a future meeting.

Motion made by Ms. Whiteside, seconded by Mr. Besse to endorse the proposed article.

Vote 4-0-1 (Mr. Sullivan)

Discussion continued regarding the Draft URP (Innes and Associates) and the possibility it will be complete for the Showcase Wareham on March 30, 2023.

- H. Discussion regarding the possible naming of the development at Littleton Drive. Ms. Whiteside explained the policy the Select Board has adopted, and suggested that Board send it to the WRA. No action taken.

5. Mr. Buckland passed on adding comments at this time, due to the closing scheduled with Pennrose LLC regarding the Littleton Drive property.

6. Members had no reports.
7. There was no correspondence to review.
8. Approval of Minutes.
Motion: Mr. Buckland moved to approve the minutes of February 23, 2023. Seconded by Mr. Besse.
Vote 5-0-0
9. No other business was brought before the Authority.
10. The lease closing and the signing ceremony of the Littleton Drive Affordable Housing Project.

At this time several members of the public joined the meeting, listed above.

Mr. Adams spoke on behalf of Pennrose LLC, and explained the importance of the project for Pennrose and the Town. Because of the two separate categories of housing being provided (Senior and Affordable) there were two 'stacks' of financing documentation provided. Mr. Adams affirmed that Pennrose will be the on-site manager of the development for at least 15 years.

The closing documents were signed by Mr. Dan Butler, as Chair of the WRA, Mr. Charlie Adams, representing Pennrose LLC, in the presence of Mr. Peter Teitelbaum, Esquire, as well as Ms. Sonia Raposo, (Notary Public).

At the conclusion of signing all documents Mr. Butler presented the pen used to Mr. Buckland, as appreciation for shepherding the project from the beginning.

For each of the family phase and the senior phase the WRA and Pennrose signed:

1. MassDocs Affordable Housing Restriction
 2. MassDocs Ground Landlord Estoppel and Agreement
 3. MassDocs Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants
 4. Ground Lease
 5. Notice of Ground Lease
 6. Owner's Title Affidavit
11. Subsequent to the signing and notarizing of all documents
Motion made by Ms. Whiteside, seconded by Mr. Besse to adjourn.

Vote 5-0-0

The meeting was adjourned at 10:43

Documents used in the meeting:

For Senior

MassDocs Affordable Housing Restriction

MassDocs Ground Landlord Estoppel and Agreement

MassDocs Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants

Ground Lease

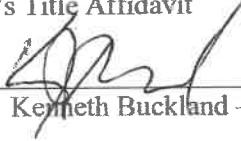
Notice of Ground Lease

Owner's Title Affidavit

For Affordable

MassDocs Affordable Housing Restriction
MassDocs Ground Landlord Estoppel and Agreement
MassDocs Tax Credit Regulatory Agreement and Declaration of Restrictive Covenants
Ground Lease
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Owner's Title Affidavit

Submitted by



Kenneth Buckland — Clerk of the WRA

Date Submitted to Town Clerk: 5 April 2023