

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, March 11, 2021

Time: 11:30 AM.

Zoom Meeting

Meeting Called to Order at 11:33 AM



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. Discussion and Possible Vote: Recommendation to Selectmen on Master Developer for Tremont Nail Factory
 - a. Will defer the vote until we have all members present
 - b. Bank Reference – no update
 - c. Outstanding CPC and MassDev obligations need to be reviewed with Town Council, action on Peter Teitelbaum to contact Mr. Bowen.
 - i Kenneth Buckland reported that if we do get TNF income, we have to repay MassDev (\$50K) interest free
 - d. Aspen Blue/Bentley is onboard for 3/23 BoS presentation
2. Discussion and Possible Vote: Recommendation to Selectmen on Lease and Host Community Agreement for Aspen Blue LLC, at Tremont Nail Factory
 - a. See section II-1, BoS steel building and master developer efforts will be combined
3. Ongoing discussion of WRA-related properties
 - a. Decas School
 - i Kenneth Buckland suggested that the BoS solicit recommendations from any and all parties who feel that they have valid suggestions for the use of the Decas School property.
 - ii Current workload for the BoS, especially around multiple town meetings, will push this task out months, if not years.
 - iii Richard Swenson proposed that he generate a proposal to solicit input from any and all citizens and town departments or boards, that can be consolidated into a high-level presentation to the BoS. With that information, the BoS can hopefully identify the concepts that appeal to them, and invite those proponents to come to the BoS with a more detailed proposal.
 - ◆ WRA members agreed, Richard Swenson will share the proposal at the next WRA meeting

- b. 4 Recovery Road
 - i New RFP responses due by 4/22/2021
 - ii There are 3 known interested parties
- c. Bay Pointe Country Club
 - i Lease extension is signed
 - ii Tim Fey will start the clubhouse update
 - iii Payments continue to be a month late
 - iv Tim Fey will be generating his plans and presenting to the Planning
- d. Tremont Nail Factory
 - i See item II-1 and II-2 above
 - ii Kenneth Buckland has a meeting with Tracy Costa regarding any use restrictions (Activity and Use Limitation, or AUL)
 - iii Kenneth Buckland reported that Angie Dunham met with Bentley, the concept was positively received, and will take the Bentley Master Developer presentation to the Historical Society/Commission.
- e. Littleton Drive
 - i CPC article for \$830K is on the TM warrant.
 - ◆ Pennrose request for help with CPC article approval, meeting will be held on 3/16
 - ii Peter Teitelbaum will contact local government leaders, Wareham Housing Authority, and the Wareham BoS for letters of support for the tax credit application
- f. Downtown
 - i TM will be outdoors, graphical presentation may be unavailable
 - ii Wareham Gatemen have installed a large mini jumbotron type screen, which we may be able to use for graphical presentation
 - ◆ Judith Whiteside will find out who we can talk to, Richard Swenson will determine if feasible technically
 - iii Significant discussion on the advocacy program for the WV1-R zoning article.
 - ◆ Richard Swenson will re-distribute what presentation material we already have in place
 - ◆ Judith Whiteside suggested going on WCTV and working with the local media.
 - ◆ Kenneth Buckland reported that Steve Ruiz at WCTV has a drone, that can generate overhead videos.
 - ◆ WRA members will review and report back at next meeting.
- g. Other properties
 - i Everett School
 - ◆ Turning Point is looking for a new home
 - ◆ The church is still interested
 - ◆ Greer property developer's family has expressed interest

- ♦ Judith Whiteside will reach out to John Foster, advocating for an auction to dispose of the property.
- ii Town List
 - ♦ No update
- iii West Wareham School
 - ♦ TNF – first right of refusal – request for position has been sent to TNF by town council

4. Clerk's Report

- a. No additional updates
- b. Review Action Item Log
 - i All items addressed during the meeting
- c. 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
 - i Motion to approve meeting minutes of 11/19/2020 by Judith Whiteside, second by Kenneth Buckland. Vote: 4-0-0
 - ♦ Peter Teitelbaum Aye
 - ♦ Judith Whiteside Aye
 - ♦ Derek Sullivan absent
 - ♦ Kenneth Buckland Aye
 - ♦ Richard Swenson Aye
- d. Richard Swenson noted that we should add the minutes from 12/30/2020, 3/4/2021 and 3/11/20 to the next agenda for approval

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 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 12:26 PM

VIII. **UPCOMING MEETINGS**

a. Tentative WRA meeting March 18, 2021, at 11:00 AM

Submitted by  _____
Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk _____

WAREHAM TOWN CLERK
2021 MAR 23 AM 10:10