

WAREHAM REDEVELOPMENT AUTHORITY MEETING MINUTES

Thursday, November 19, 2020

Time: 2:30 P.M.

Zoom Meeting



Meeting Called to Order at approximately 2:40 PM

I. ROLL CALL

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

II. AUTHORITY BUSINESS

1. Presentation by SRPEDD on Plan for Decas School Property Reuse Study
 - a. Grant King and his team gave a presentation of the "Decas School Property Reuse and Redevelopment Feasibility Study"
 - b. Limited infrastructure restrictions
 - c. Industry trends point to flex space opportunities
 - d. Nearby commercial/industrial comparisons were presented
 - e. Impact of traffic, water use/waste was presented
 - f. Draft timeline/action plan was proposed
 - g. Zoning change is priority
 - i. BDOD was proposed as usable, just needs to be expanded
 - ii. Wareham Crossing could be encompassed into the BDOD
 - iii. Discussion around BDOD deficiencies that probably need to be addressed, including the public perception of 'BDOD' as a negative.
 - h. SRPEDD suggested that the property be put in the hands of the WRA as owner. Current plan is to transfer the property from the School Committee to the BoS, at which point the BoS will have more flexibility in regard to disposition of the property.
 - i. Incentive strategies should be considered to attract private investment
 - j. Best initial strategy would be to raze the building to prepare for selling the property, WRA should focus on funding
 - k. Discussion around housing opportunities, and SRPEDD's ability to do a housing analysis. It was noted that the existing Redevelopment Plan has significant housing data.
 - l. Also noted that there is a faction of Wareham leadership who wants to focus on housing, especially senior housing. SRPEDD felt that the Decas site is optimally positioned for economic development as opposed to housing.

- m. Presentation is available at: <https://srpedd.org/economic-development/redevelopment-plans/decas-school-economic-development-project/>
- 2. Discussion and Possible Vote on Decas School Property Reuse Study
 - a. Discussion on next steps, including a public workshop and a more detailed housing analysis by SRPEDD.
 - b. Motion by Kenneth Buckland to accept the SRPEDD Decas Study with edits, advance an article for the next town meeting to rezone the property, and negotiate a process for developers RFP with SRPEDD, and to have a public session workshop in the near term to describe the different opportunities, second by Judith Whiteside:
 - i Discussion around RFI vs RFP, and the opportunities to share with the public actual developer's ideas.
 - ii Discussion around SRPEDD analysis of housing and public safety complex opportunities.
 - iii Discussion around the likelihood of the WRA having control of the property.
 - iv Suggestion by Kenneth Buckland to have Pennrose provide input as to housing opportunities.
 - c. Motion amended by Kenneth Buckland, seconded by Judith Whiteside, to accept the SRPEDD Decas Study with edits, and present to the BoS with additional supporting material.
Vote: 5-0-0
 - i Peter Teitelbaum Aye
 - ii Judith Whiteside Aye
 - iii Derek Sullivan Aye
 - iv Kenneth Buckland Aye
 - v Richard Swenson Aye
- 3. Discussion on Results of RFP for Tremont Nail Factory Steel Building
 - a. One RFP was received from Aspen Blue LLC
 - b. Matthew Wilkes, VP of BusOps presented, with several other Aspen Blue leaders also in attendance at the WRA
 - i Company is 1.5 years old
 - ii Have provisional CCC licenses in Attleboro and Wellfleet
 - iii In process of getting licenses in Charlton, MA
 - c. RFP proposes an extraction manufacturing facility, including packaging and trimming. No growing or harvesting would be done in Wareham. Wareham will be a centralized post harvesting manufacturing facility, supporting other Aspen Blue growing facilities
 - d. Next steps are to obtain and HCA and lease, then a CCC license
 - e. CCC applications are typically now taking about 6 months, which is a great improvement
 - f. WRA questions were addressed
- 4. Discussion and Possible Vote on Request to the Board of Selectmen for Authorization to Issue RFP for Tremont Nail Factory
 - a. Peter Teitelbaum explained that the TNF property is in the hands of the BoS.

- b. Kenneth Buckland has put together an RFP looking for a Master Developer, based on the Union Studio analysis
- c. Motion by Kenneth Buckland to present the draft RFP to the BoS asking for their approval to proceed, seconded by Judith Whiteside.
 - 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. Will be scheduled for BoS meeting 12/1/20
- 5. Ongoing discussion of WRA-related properties
 - a. 4 Recovery Road
 - i. TAG is not moving forward efficiently
 - ii. Another potential tenant has shown interest
 - iii. Richard Swenson reported that a local business owner is interested to buy the property, and he is aware of the CPC funding timing.
 - iv. Kenneth Buckland proposed a 3 month time limit for TAG
 - v. Motion by Richard Swenson to inform TAG that they have 3 months to finalize a real lease (3/1/2021), seconded by Judith Whiteside. Vote: 5-0-0
 - ◆ Peter Teitelbaum Aye
 - ◆ Judith Whiteside Aye
 - ◆ Derek Sullivan Aye
 - ◆ Kenneth Buckland Aye
 - ◆ Richard Swenson Aye
 - vi. Bills have been sent to TAG per the current lease
 - b. Bay Pointe Country Club
 - i. Still waiting for our Town Council and Tim Fey to meet and finalize.
 - ii. Attorney Bowen has a lot of Wareham (BoS) work on his plate right now
 - c. Tremont Nail Factory
 - i. Remediation report is expected soon on the clean-up effort
 - ii. Derek Sullivan reported the borrowing costs are only .83% for the 2nd phase of financing.
 - d. Littleton Drive
 - i. Pennrose is targeting the 12/9/20 ZBA for to start the permitting process.
 - ii. Derek Sullivan suggested that Pennrose initiate outreach to abutters and neighbors prior to the ZBA public hearing. Kenneth Buckland will drive this at his next meeting with Pennrose.
 - iii. The Project Eligability Letter will go to the BoS on 12/1/20. Peter Teitelbaum will schedule.

- iv Pennrose is requesting to initiate discussions with the Sewer Commission. Kenneth Buckland will reach out to Guy Campinha.
 - e. Other
 - i none
- 6. Clerk's Report
 - a. none
- 7. 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
 - a. none
- 8. Review Mission Statement
 - a. Richard Swenson gave an overview of his concept and strategy behind the mission statement text that has been distributed.
 - b. Slight edits incorporated (assist with the development and/or disposition of underutilized town owned property)
 - c. Kenneth Buckland suggested some more detail around citizen benefits, discussion determined that it would remain as written.
 - d. Motion by Judith Whiteside to accept the Mission Statement, as written and amended, seconded by Dereck Sullivan. Vote: 5-0-0
 - i Peter Teitelbaum Aye
 - ii Judith Whiteside Aye
 - iii Derek Sullivan Aye
 - iv Kenneth Buckland Aye
 - v Richard Swenson Aye

III. **48 HOUR BUSINESS**

- 1. Derek Sullivan reported that the they are trying to utilize the Shared Streets program for Onset Village
- 2. Derek Sullivan reported that he is looking at a Christmas Tree display program for the upcoming season
- 3. Richard Swenson announced that he would not step down end of the year
- 4. Kenneth Buckland announced the next SNEP meetings (see below)

IV. **CORRESPONDENCE**

- 1. none

V. **SIGNING OF DOCUMENTS**

- 1. none

VI. **MEMBER COMMENTS**

- 1. Happy Thanksgiving

VII. **ADJOURNMENT**

- 1. Motion by Richard Swenson to adjourn, Second by Judith Whiteside, Vote: 5-0-0
 - a. Peter Teitelbaum Aye
 - b. Judith Whiteside Aye
 - c. Derek Sullivan Aye

- d. Kenneth Buckland Aye
- e. Richard Swenson Aye
- 2. Meeting adjourned at approximately 4:30 PM

VIII. **UPCOMING MEETINGS**

- 1. No meeting next week
- 2. SNEP Project

Webinar 3: "Revitalizing waterfront communities through comprehensive redevelopment"

Wednesday, December 2, 2020

Participating Communities: Rowes Wharf, Boston, MA; Chattanooga, TN; Burlington, VT

MORNING SESSION (closed): 9:30a-11:30a EST

AFTERNOON SESSION (open): 1:30p-2:30p EST

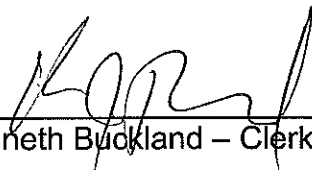
Webinar 4: "Smart-growth and strategic zoning for livable communities"

Wednesday, January 6 2021

Participating Communities: Ranson, WV; Pawtucket, RI; Portland, ME

MORNING SESSION (closed): 9:30a-11:00a EST

AFTERNOON SESSION (open): 1:00p-2:00p EST

Submitted by  _____
Kenneth Buckland – Clerk of the WRA

Date Submitted to Town Clerk _____

WAREHAM TOWN CLERK
2021 MAR 23 PM 3:31