

MINUTES OF THE WAREHAM REDEVELOPMENT AUTHORITY

Thursday, January 17, 2019

Time: 5:45 P.M.

Wareham Town Hall

54 Marion Road

Room 27

Wareham, MA 02571

I. CALL MEETING TO ORDER

II. ROLL CALL

Members present: Peter Teitelbaum, Chairman
Kenneth Buckland, Clerk
Richard Swenson, Member
Mary Bruce, Member

III. PRELIMINARY BUSINESS

1. Approval of minutes December 27, 2018 and January 3, 2019

The minutes of December 27, 2018 were previously approved.

MOTION: Member Bruce moves to approve the minutes of January 3, 2009. Member Swenson seconds.

VOTE: (4-0-0)

IV. AUTHORITY BUSINESS

1. Continued Discussion of Organa Brands lease, HCA and project at Tremont Nail

The lease has been agreed to but is waiting for the Host Community Agreement before it can be executed. Chairman Teitelbaum states they can get this onto the next available Selectmen's agenda, January 29, 2019. The terms are what the Authority has previously discussed. Dellbrook JKS is doing a review for the construction for Organa Brands.

2. Review of Verilife parking at Tremont Nail Factory

Clerk Buckland asks if anyone has had an opportunity to see the Verilife parking arrangement. The Authority is in agreement that the new parking arrangement is working well.

3. Discussion and execution of contract for Environmental Remediation at Tremont Nail

The Ransom Contract has not yet been executed for the remediation. This work does not have to be put to bid because it falls under licensed site professional services which are exempt.

MOTION: Member Swenson moves for Chairman Teitelbaum to sign for the Environmental Remediation. Member Bruce seconds.

VOTE: (4-0-0)

4. Continued Discussion of articles for Spring Town Meeting

Clerk Buckland provides the authority with a list of articles that were presented to the Board of Selectmen for Spring Town Meeting. There is a draft by-law overlay district in the packet. Clerk Buckland states the Planning Board was hesitant of a mixed-use district but Clerk Buckland recommends a two-step process which consists of a Master Plan approval by the Planning Board and then have the permit approval through the Board of Appeals, in case there are Variances or special conditions that need to be applied.

MOTION: Clerk Buckland moves for the Redevelopment Authority to appeal to the Board of Selectment for the Redevelopment Overlay District be placed on the warrant. Member Swenson seconds.

Clerk Buckland discusses the Redevelopment Authority receiving ownership of Littleton Drive, Everett School, and West Wareham school. Chairman Teitelbaum states two of those properties are owned by the Town and should just be a Board of Selectmen.

Chairman Teitelbaum states they could include a vote at Town Meeting to transfer ownership of Littleton Drive.

MOTION: Clerk Buckland moves to add an article to the warrant to transfer ownership rights of Littleton Drive to the Redevelopment Authority. Member Bruce seconds.

VOTE: (4-0-0)

5. Continued Discussion of CDBG and EDIC accounts and consultant contracts

Clerk Buckland states the accounts are still in process. Frank Mahady's contract has been resolved and the first invoice will be paid. The final draft of Mr. Mahady's report will be extended one week from the initial January 30th date.

The Authority will hold discussion and vote of the Architectural Services responses for the TNF RFQ at the next meeting.

6. Discussion of downtown village redevelopment

Clerk Buckland states there is an application for a 10' cell tower on a building on Main Street.

7. Discussion of 200th Anniversary Celebration for Tremont Nail

Clerk Buckland states there was an advisory group that is not longer in existence, so they need volunteers to offer ideas and help with organization.

8. Discussion and vote to authorize Clerk Buckland to sign all invoices

I. CORRESPONDENCE

1. Letters of interest

II. SIGNING OF DOCUMENTS

III. MEMBER COMMENTS

V. ADJOURNMENT

MOTION: Member Bruce moves to adjourn. Member Swenson seconds.

VOTE: (4-0-0)

Date signed: _____

1/24/19

Attest: _____

Kenneth Buckland, Clerk
Redevelopment Authority

Date copy sent to Town Clerk: _____

JAN 28 2019