Information for Article 17

This document includes information for consideration on Article 17, a petition article to change the organization of the Wareham Redevelopment Authority

This was prepared and approved by the Wareham Redevelopment Authority

***I TASKS AND RESPONSIBILITIES***

The list of tasks for a Redevelopment Authority under State Law and Regulations includes:

* Prepare and implement Urban Renewal Plans
* Carry out planning studies
* Establish rehabilitation and design standards
* Acquire real estate, including acquisition by eminent domain
* Demolish and/or rehabilitate structures
* Undertake site preparation and environmental remediation
* Assemble and dispose of land for private development
* Relocate displaced businesses and residents
* Issue bonds and borrow money
* Receive grants and loans
* Create and adopt plans
* Identify, clear, conserve and rehabilitate decadent, substandard or blighted areas

***Importantly, the Redevelopment Authority is authorized to delegate to any other town or public body any of the powers or functions of the agency***

***II. CONTROL AND REGULATIONS***

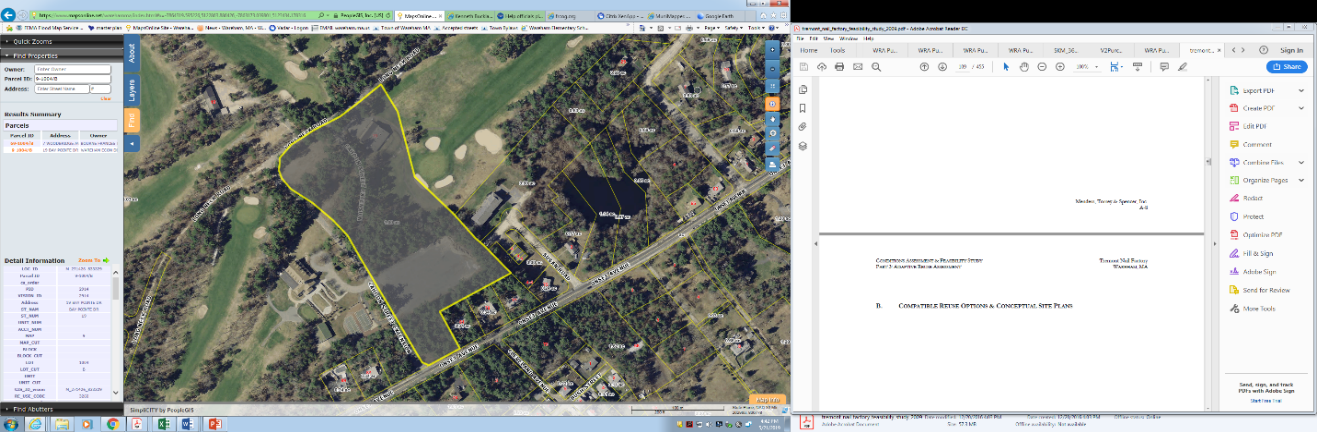
The Redevelopment Authority is subject to State and Local reviews.

* State Review
* State Law, M.G.L. c. 121B, and regs at 760 CMR 12.00 govern important functions of a Redevelopment Authority
* The Department of Housing and Community Development is responsible for review and decision on an Urban Renewal Plan
* Local Review
* No urban renewal project may be undertaken until a public hearing on the urban renewal plan has been held, and,
* No approval for an urban renewal plan unless the planning board has found it conforms to the town master plan

***III. ORGANIZATION***

* Existing Organization
* Two Elected Officials from the Board of Selectmen
* One Appointed At-Large Member
* Town Administrator [also Town Property Manager]
* Director of Planning and Community Development [includes CDBG program]
* Organization Proposed in Article 17
* Four Elected and Not On Any Other Board or Commission
* Three Appointed by Selectmen and Each Representing a Specialty
* State Standard Organization
* Four [4] Elected Members
* One State Appointee
* ***The town can set up whatever form it wants***

***IV. WHAT THE EXISTING WRA HAS ACCOMPLISHED***

* **PLANNING**
* Drafted and Adopted the **Economic Development Strategy** with four initial areas of concentration:
* Downtown
* Onset Village
* Industrial Parks
* East Wareham Corridor
* Studied Downtown under the **ULI-TAP program** sponsored by MassDevelopment
* Drafted a **Plan for Tremont Nail** Factory
* Initiated Study of **Hydro-electric Power** at Tremont Pond Dam
* Started Study of **Alternatives for Parker Mill Pond Dam**
* Obtained federal EDA grant to study options for low impact, high value [jobs and taxes] uses at Decas School
* **ACTIONS**
* Made 32 acres of developable land more productive
* With the help of Town Meeting committed 16 acres of land at **Littleton Drive to affordable senior and workforce housing** - built to the town’s highest standards 
* Negotiated **the sale of the WRA land at Bay Pointe** for high-end property development *at 30% over appraised value*
* Facilitating downtown redevelopment and researching zoning amendments 
* Signed Class A market-rate **lease of 4 Recovery Road** [until positioned to sell]
* Finding market rate renters for industrial spaces
* Obtained **$250,000 worth of improvements** to existing town-owned space 
* Negotiated **agreement with Master Developer** for the Historic Tremont Nail Factory
* Created the “**Made in Wareham**” site advertising local manufacturing businesses – latest; crumpets for the national market
* Renovated the **historic train station** downtown with a State grant 
* **Improving** **Hynes Field** with a State grant
* Placed a Chapter 43D designation for downtown to **expedited permitting**
* Received approval for **an Opportunity Zone designation** for the downtown which resulted in a *major project proceeding at former Greer Lumber site*
* Studying areas for new commercial and recreational development
* Facilitating new businesses coming to town
* Completed **Slum & Blight Studies for Onset and Downtown** *that are needed for urban renewal*
* Produced new **marketing video** for Onset
* **Rezoning** of Tremont Nail Factory property
* **Almost half a million in Grants**, in addition to CDBG

***More to come***

Will be setting up a **communication platform** for distributing information about WRA projects

Will be preparing an **Urban Renewal Plan** for Downtown under a State grant.

***Thank You For Your Time!***

The WRA will be **introducing the principals of Bentley LLC** who hope tobecome **the Master Developer** for the **Tremont Nail Factory**.

The meetings will be held on

* **Wednesday November 3 at 5:30 PM** and
* **Saturday November 6 at 9:00 AM**

The meetings will be on-line and in person in the Freight Building at 8 Elm Street