



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
t. 413.967.9648 ext. 186 pcd@townofware.com

TIF Committee

Meeting Minutes from
Monday, October 16, 2017
Board of Selectmen's Meeting Room

TIF Committee members present: Ruben Flores-Marzan, Gerald Fountain, Nancy Talbot, Denis Ouimette, Bill Braman

TIF Committee members absent: none

Staff present: Judi Mosso, Planning & Community Development

Public: Stuart Beckley, Town Manager, Michael McCarthy (Optimus), Farouk Gafoor (G&G Medical), Michelle McGuigan (CPA)

Order of Business: Ruben Flores-Marzan was sworn to office by Town Clerk Nancy Talbot. Gerald Fountain was sworn to office on May 15, 2017, and Nancy Talbot was sworn to office by Kathleen Galford on May 22, 2017 prior to meeting beginning.

Meeting opened by Rubén Flores-Marzán at 5:30 pm. Some items were taken out of order.

1. Administrative

- a. Reorganization of Committee – **Motion** by D. Ouimette to nominate Nancy Talbot as Chairman. Seconded by B. Braman. So voted 5/0/0. **Motion** by N. Talbot to nominate Denis Ouimette as Vice Chairman. Seconded by B. Braman. So voted 5/0/0. Bill Braman submitted a resignation letter as he is moving out of state at the end of this month. He recommended Paul Opalinski as an appropriate candidate for the Committee.
- b. Approve minutes from May – **Motion** by D. Ouimette to accept the minutes as presented. Seconded by B. Braman. So voted 5/0/0.

2. Review of current TIFs & STAs

- a. G&G Medical annual report and updates – Mr. Gafoor spoke about how business and progress is going. He described difficulties such as building condition including roof, New England winters affecting construction timeframes, federal laws regulating medical products, renovated elevator, EPA laws; electrical compatibility with foreign-made machine, challenges at customs during import process.

The first production machine is connected and expects to begin producing actual product in January 2018. 1 machine requires about 34-36 employees. A second production machine is expected to be delivered in late summer 2018. 13-14 additional employees will need about 4 weeks of training.

He currently has 10 employees (2 managers, recruiting a third manager). He expects to meet the required number of employees in the agreement at the end of 2018. Stated that building investment is 1.7 million. He welcomed site visit from TIF Committee; will schedule after he returns from business trip abroad.

3. New TIF/STA requests

- a. Optimus Senior Living – Mike McCarthy of Optimus Senior Living spoke about requested STA. the project investment is about 15 million; expect 70-80 employees. Brief discussion about facility operations and what services Optimus’ senior residents will receive. He commended Ware officials for their readiness to work with Optimus. Optimus continues to work with Baystate Mary Lane regarding land use/purchase. Mr. McCarthy stated that they would like a state TIF as well as the local 5-year (STA) incentive.

4. Other – none.

5. Adjourn - Motion made by B. Braman to adjourn at 6:35 pm. Seconded by D. Ouimette.

Documents reviewed:

Letter of Intent from Optimus
May minutes

Documents received:

Letter of Intent from Optimus

Minutes Approved on: _____	
Flores-Marzán	_____
Fountain	_____
Ouimette	_____
Opalinski	_____
Talbot	_____

*Respectfully submitted by
Judith P. B. Mosso, MPA
Assistant to the Director*