



# TOWN OF WARE

Planning & Community Development  
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## Tax Increment Financing (TIF) Committee

Meeting Minutes from  
**Monday, November 20, 2017**  
Board of Selectmen's Meeting Room

**TIF Committee members present:** Nancy Talbot Chairman, Denis Ouimette, Paul Opalinski  
Gerald Fountain

**TIF Committee members absent:**

**Staff present:** Ruben Flores-Marzan, Director of Planning & CD

**Public:** Christian Boysen, Stuart Beckley Town Manager

The Chairman opened the meeting at 5:06 pm.

### 1. New TIF/STA requests

- a. Optimus Senior Living – C. Boysen reviewed the packet he recently submitted. Optimus Senior Living (OSL) is the umbrella organization and as sites are permitted, they form specific LLCs; Ware's would be Ware Senior Living LLC. The LLC was formed last week and OSL is waiting for their "letter of good standing" from the DOR. Other documents on the EDIP application check list are dependent upon town meeting approval. C. Boysen's name is not on the documents; names include: Bob Kelly (OSL Attorney), Frederick Milkie and Mike McCarthy (managing members).
  - The Committee reviewed OSL's letter of intent
  - C. Boysen confirmed that they are applying for the local incentive only – no state incentives
  - Investment is approximately \$17million
  - OSL intends to close on sale of the property after permitting is complete; they hope to break ground this spring
  - Need ZBA permit, and possibly conservation permit due to resource areas on the Baystate portions that will be part of an ANR later
  - Site plan, floor plan, and architectural plan are all in process
  - OSL anticipates 14-15 months from breaking ground to Certificate of Occupancy

- EDIP application draft shows rough dates because first full valuation is post-construction
- ~115 units (studio, 1, and 2 BR); ~125 occupants
- Bank covenant stipulates 60-65% occupancy within one year of opening; full occupancy will take 2-3 years
- C. Boysen has contacted Deb Boronski at the Massachusetts Office of Business Development (MOBD) but has not heard back yet

There was discussion about the assessment and valuation and depreciation. Overall the Committee was satisfied with the numbers presented. J. Mosso will draft a public information sheet to be available before and during Town Meeting.

**Motion** by D. Ouimette to approve the Special Tax Assessment for Optimus Senior Living on behalf of Optimus Senior Living LLC, and to recommend approval at Town Meeting. Seconded by G. Fountain. So voted 4/0/0.

## 2. Administrative

- a. Committee members – The Committee welcomed Paul Opalinski as the citizen representative.
- b. Approve minutes from October 16 – **Motion** by G. Fountain to accept the minutes as presented. Seconded by D. Ouimette. So voted 4/0/0.

## 3. Review of current TIFs & STAs

- a. G&G Medical annual report and updates – members discussed a site visit and propane tank. J. Mosso will send summary and Agreement to P. Opalinski. There was brief discussion about letter from Building Inspector Chris Rice regarding safety concerns at the rear of the building. He has met with the plant manager and has received a letter from Mr. Gafoor regarding changes.

## 4. Other – none.

5. Adjourn - **Motion** made by D. Ouimette to adjourn at 5:45 pm. Seconded by G. Fountain.

## Documents reviewed

Optimus EDIP application packet  
October 16 minutes

**Documents received**

none

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

<p><b>Minutes Approved on:</b> _____</p> <p>Flores-Marzán _____</p> <p>Fountain _____</p> <p>Ouimette _____</p> <p>Opalinski _____</p> <p>Whitney _____</p>
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