



TOWN OF WARE

Planning & Community Development
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TIF Committee

Meeting Minutes from
Monday, November 8, 2017
Board of Selectmen's Meeting Room

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

TIF Committee members absent: Ruben Flores-Marzan

Staff present: Judi Barnard Mosso, 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

2. Administrative
 - a. Committee members
 - b. Approve minutes from October 16
3. Review of current TIFs & STAs
 - a. G&G Medical annual report and updates
4. Other
5. Adjourn
6. **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	_____
Whitney	_____

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