



TOWN OF WARE

Planning & Community Development

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COMMUNITY DEVELOPMENT AUTHORITY

Meeting Minutes from

Monday, April 26, 2021

Select Board Room, Town Hall

CDA Members Present:	Chairman Paul Opalinski, James Baird, Brandy Bruso, Danielle Souza (remote) and John Carroll (remote)
CDA Members Absent:	None.
Guests:	Nick Peavy (PVPC)
Staff Present:	Rebekah Cornell, Director; Robert Watchilla, Department Assistant

PLEDGE OF ALLEGIENCE

Chairman P. Opalinski called the meeting to order at 6:35 pm and led the Pledge of Allegiance.

ADMINISTRATIVE

Approval of minutes from February 8th, 2021 postponed by P. Opalinski until next meeting.

Motion by J. Baird to approve the minutes from March 15th, 2021. Seconded by J. Carroll. All in favor. Approved 5-0.

REVIEW FINANCIAL ACCOUNTS

There are no new updates regarding the financial accounts. The end of the CDBG fiscal year has ended and the Housing Rehabilitation Recapture funds will be transferred into the miscellaneous funds account. The rest of discussion was tabled for next meeting.

CDBG UPDATES

FY19

The demolition of 13 Parker Street is coming underway as a pre-demotion meeting occurred on April 27th. The demolition is almost ready to go with only permitting and paperwork left to do. A ten day environmental review also needs to be scheduled prior to the demolition. June 30th is the stated deadline to have the demolition completed.

The Main St. project has a deadline set for August 30th. The Mass Works grant awarded the Town \$178,000 for the streetlight project, with the total cost of the project estimated to be

\$192,800. The project team still needs an extra \$14,800 and the funds from the grant must be used by the end of September.

FY20

Minor updates were given on social services and the infrastructure project. The Bank St. contract amendment was discussed as Nick Peavy from PVPC mentioned that he needs to get in touch with the project's engineers. The Bank St. project needs to go out for bid in the near future.

FY20-CV

No new updates.

FY21

The Cottage St. income survey was briefly discussed as results are expected in the coming days. The Department of Housing and Community Development (DHCD) is considering delaying their FY21 application until March 2022. Applicants can apply for \$1.3 Million in funding every two years. In terms of commercial rehab, the question was raised on what type of interior can reduce code violations.

The Director presented the CDA with the renderings produced by the UMass Design Center in Springfield for the Façade Improvement Program (FIP). The CDA collectively agreed that they were inspirational and showed real potential for this project downtown. It was discussed to put drawings to be available for the public to view on the Town's website. As the designs are conceptual only and the Design Center was told to have creative liberty in the project, the Director will talk to all the businesses before making the documents available for public viewing.

Old/New Business

P. Opalinski announced that his term is up on June 30th, 2021 and he is not seeking reappointment.

Motion by P. Opalinski to adjourn the meeting. Seconded by J. Baird. All in favor.
Approved 4-0. Meeting adjourned at 7:45 pm.

Next meeting is scheduled for May 17, 2021 at 6:30 pm.

Minutes from April 26, 2021

Respectfully submitted by,

Robert Watchilla

Department Assistant