



TOWN OF WARE

Planning & Community Development

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Minutes from November 17, 2016 Community Development Authority

Meeting held at Town Hall, 126 Main Street, Ware, MA

Authority members present: D. Gravel, T. Opalinski, P. Opalinski, B. Cooper (6:45)
Authority members absent: Bill Adams
Public: Stuart Beckley, Town Manager, Ted Harvey (PVPC), Chris Dunphy (PVPC)

D. Gravel called the meeting to order at 6:30 p.m.

1. Administrative

- a. Minutes of October 27, 2016 - **Motion** by P. Opalinski, to approve the minutes of October 27, 2016. Seconded by T. Opalinski. So voted 3/0/0.
- b. Financial statement - Financial information will be available at the next meeting.

2. New Business

- a. Slum & Blight report - T. Harvey and C. Dunphy presented the report and appendices for the committee to review. The next step is to hold a hearing on the report with the Board of Selectmen. Area does not currently include Monroe Street but could be added.

25% of inventory must to be in fair to poor condition in order to qualify for DHCD acceptance.

The Slum and Blight inventory will be submitted to the Selectmen and then to DHCD. C. Dunphy pointed out that Aspen Street/Vigeant Street were previously approved as Slum and Blight.

The Slum and Blight Designation is needed for the 2017 CDBG application.

Motion by P. Opalinski to accept the Slum and Blight report and to recommend that the Board of Selectmen accept the report and designation. Seconded by B. Cooper. So voted: 4/0/0.

- b. DHCD final changes to FFY2017 CDBG program - Review of One Year Action Plan (DHCD) requirements. DHCD omitted some of the proposed changes. CDF1, CDF2, and EDF funds are combined. The Community Wide Needs Score (CWNS) will not be used unless there is a tie. The scored questions are not yet known. The grants are expected to be highly competitive.

In 2017, Ware's maximum grant is \$464,948. For the application, we are considering: Housing Rehab, Social Services and Cottage Street design; and possibly a housing rehab program outside the Target Area.

There was discussion about a regional grant. Need to update the ADA transition plan. There is potential that the required expenditures will not be met. C. Dunphy noted the complexity of the PARP rehabs.

Motion by T. Opalinski to give S. Beckley and D. Gravel discretion for additional funding for a housing rehab property (V.N.). Seconded by B. Cooper. So voted 3/0/1 (Cooper).

3. Updates

- a. FY2015 High Street modifications – no update
- b. Hitchcock building EDF - A brief update on the Hitchcock Main Street property was provided. Waiting for information from the owner.
- c. Director search – no update

4. Other (any discussion and action may be postponed until next meeting)

5. Adjourn - Meeting adjourned at 7:50 p.m.

*Respectfully submitted by
Stuart Beckley, Town Manager*

Documents reviewed:

Minutes of October 27, 2016
Slum and Blight report
DHCD One Year Action Plan

Documents received:

none