



TOWN OF WARE

Planning & Community Development

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Minutes from September 13, 2016

Community Development Authority

Meeting held at the United Church of Ware, Church St, Ware, MA

Authority members present:	Dave Gravel, Chairman, Paul Opalinski, Tracy Opalinski, Brenda Schworer
Authority members absent:	Bill Adams
Staff present:	Judi Mosso, Assistant to the Director
Public:	As taken from observation and sign in sheet: Brenda Bleau, Ken Bleau, Ted Harvey (PVPC), Pricilla Fuller, Shirley Peck, Paula Kularski, Jac Patrissi, Roger Pariseau, Judy Pariseau, Paul Opalinski, Tracy Opalinski, Jon Hogan, Jim Quink, Judith Roberts, Brenda Cooper, David Gravel, Judith P. B. Mosso, Denis Ouimette, Jacek Saladyga

D. Gravel called the meeting to order at 6:32 p.m. and made introductions of the CDA, P&CD staff and PVPC staff.

1. **Public hearing for Community Development Block Grant Programs** – T. Harvey from PVPC opened the public hearing at 6:40 and reviewed the CDBG Program.
 - o Current CDBG activities
 - FY2014 program – included design for Prospect Street, and improvements to High Street which is mostly finished. There was a handout of “before and after” pictures from the High Street project.
 - FY2015 program – discussion about how the Town applies for grants in an “infrastructure : housing rehabilitation and social services” cycle. This grant’s HR program focused on the Property Assessment and Reuse Program (PARP) and was able to rehabilitate eight units.
 - Social Services
 - o Jac Patrissi from Valley Human Services introduced Paula Kularski. Together they operate the **Planned Approach To Community Health (PATCH) program**. Ms. Patrissi provided an

overview of the program and stated that it dovetails nicely with the Ware Adult Learning Center (WALC). Program staff are able to respond to current needs in the town such as opioid use, medical insurance issues, domestic violence issues, homelessness and transportation. Thirty-nine adults and 29 children are receiving assistance. The waitlist is over 100 people.

- Jac Patrissi from Valley Human Services also spoke about the **Ware River Valley Domestic Violence Task Force**. Task Force Facilitator Monica Moran was unable to attend this evening but Ms. Patrissi serves on the TF. The MA Department of Public Health has recognized that the TF is the most active TF in the state and may be considered as a state-wide model. The student DVTF in the Ware Jr/Sr HS is also the most active in the state. There is only one DV advocate in Ware who works with survivors and the police department. The TF's new initiatives is to work with children who witness and experience violence; and to continue to collaborate with Baystate as they transition to Baystate Wing.
- Judith Roberts from The Literacy Project spoke about the **Ware Adult Learning Center (WALC)** as a vibrant and robust education site. In 2015, they served 81 students (62% from Ware), 15 have passed the HiSET, 10 went on to community college and 5 are working. She stated that the WALC is not just for helping adults pass the HiSET but to plan for their futures as they have a college and career readiness class. She commented on the lack of public transportation and applauded the **Education to Employment program (E2E)** on Main Street. This program will help people earn a living wage and support themselves and their families
- Finalization of improvements to High Street – T. Harvey handed out a page of “before and after” photos of the improvements. There was brief discussion about the design work for Bank and Spring Streets.
- Completed engineering design for improvements to Prospect Street - Mr. Harvey provided details about the construction phase for Prospect Street. Residents were interested about slope, sidewalks, road width, final design, and curb cuts. J. Mosso will send a follow up letter directly to attendees and other Prospect Street residents to provide clarification about the project.

- o Community Development Strategy (CDS) – Ware’s CDS does not expire until next year. There are no major changes to goals and priorities so the CDA does not feel it needs to be revised at this time.
- o FY2017 CDBG activities– The DHCD is proposing major changes to the program. The CDA, P&CD staff, town officials and PVPC staff will continue to address these changes.

The public hearing closed about 7:15 p.m.

2. Administrative

- a. Minutes of August 8, 2016 – **Motion** by P. Opalinski to accept the minutes with correction to “tiny typo”. Seconded by T. Opalinski. So voted 4/0/0.
- b. Financial statement – J. Mosso reviewed the financial statement in detail. **Motion** by P. Opalinski to accept the financial report as accepted. Seconded by T. Opalinski. So voted 4/0/0.
- c. Hitchcock building EDF – Application is being written. PVPC staff has requested that the loan terms be similar to the terms in our HR contracts (e.g. 15 year terms, conditions on sale, change of se, etc.). There was discussion about placing too many restrictions on the owner and possibly delaying/jeopardizing improvements; if the \$750,000 grant included administration money; and the details of how the space will be used. [N.B.: Per S. Beckley, grant administration funds are in addition to the \$750,000].

Motion by T. Opalinski to recommend to the Ware Board Of Selectmen that if the Economic Development Fund grant is awarded to A. Rossis/Town of Ware, to word the contract so that it follows terms similar to our Housing Rehabilitation Program. Seconded by P. Opalinski. So voted 4/0/0.

3. New Business

- a. DHCD changes to FFY2017 CDBG program – also discussed under Item 1. DHCD is trying to adjust to a new administration, to simplify the application and have more communities apply and be awarded. If the proposed changes are made, we would be eligible to apply for a maximum of \$464,948. J. Mosso attended one of DHCD’s public hearings (see notes).

4. Updates

- a. Slum & Blight survey area – PVPC’s summer intern completed the survey. T. Harvey will provide a report next month. There is one owner of a mill yard property who is

interested in the results. J. Mosso discovered that the Town had an earlier designation in 2001 for Aspen, Vigeant, Dale, and North Streets.

5. Other

a. October meeting date: decided on **Thursday, October 27, 2016**

6. Adjourn - **Motion** by P. Opalinski to adjourn at 8:20 p.m. Seconded by B. Cooper.

*Respectfully submitted by
Judi Mosso, Assistant to the Director*

Documents reviewed:

Minutes of August 8, 2016
September Financial Report

Documents received:

none