



# TOWN OF WARE

Planning & Community Development

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## Minutes from August 14, 2017

### Community Development Authority

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

Authority members present:	D. Gravel, T. Opalinski, P. Opalinski, B. Cooper
Authority members absent:	none
Staff present:	Rubén Flores-Marzán, Director Judi Mosso, Assistant to the Director
Public:	Ted Harvey (PVPC)

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

1. Administrative

- a. Minutes of July 10, 2017 – **Motion** by P. Opalinski to accept the minutes as presented. Seconded by T. Opalinski. So voted 4/0/0.

2. Updates

a. CDBG

- i. FY2014 High Street repair (Estimate/Program Income) – T. Harvey spoke to DHCD representatives about using FY 2016 CDBG funds for the repair (retaining wall, 2 driveways and a slope). Borges estimate is \$37,707.90.
- ii. Housing Rehabilitation priorities – there was discussion about giving preference to owner-occupied homes which encourages residency of more desirable tenants. PVPC can formulate language to stipulate owner-occupied properties only. There was also discussion about raising owner contribution to 50%; first time home owner programs; and seeking data on homes of post-HR projects.

- iii. FY2015 WRV (HR report) – Grant closing out; T. Harvey discussed HR and PARP projects. In general, PARP projects were large with average of \$130,000 cost. He reported that 30/42 (71%) of the PARP properties are in the slum and blight designated area.
  - iv. FY2016
    - 1. Prospect Street improvement is underway; discussion about additional police detail; surplus commitments will go to additional sewer line repairs, and new granite curbing.
    - 2. Bank and Spring Streets design – Wright-Pierce will be ready to present their findings later next month. The meeting will be held at the United Church of Ware to best accommodate residents. *[Update: meeting was set for September 18 at 6:30 and will be a part of the September CDA meeting].*
  - v. FY2017 WRV (w Warren & Hardwick) CDBG award – Ware was awarded the FY2017 CDBG in the amount of \$1,053,100 (fully funded). There was discussion about PVPC’s administration and program delivery fee. T. Harvey will provide a brief write up which explains how that money benefits Ware.
  - b. Redevelopment Authority – The CDA is seeking comment from Town Counsel regarding how to reinstate their authority as a Redevelopment Authority; would the BOS appoint members or the state? We will seek permission from the Town Manager to contact David Wojcik.
  - c. Code Enforcement Officers meetings – R. Flores-Marzán would like to attend meetings so he can report back to the CDA on where we can help with demolitions. Code enforcement officials are bogged down with inspections at this point and have not been meeting consistently.
3. Community Development Strategy (CDS)
- a. Survey – The brief survey has been revised and will be available this week, both in digital and paper formats.
  - b. Set public hearing date and venue – Public hearing will be Thursday, October 12 during the CDA meeting.
4. New Business
- a. Billy Adams has resigned from the CDA.
  - b. J. Mosso will follow up with Julie Jediny re the matching grant.

- c. The department received a response to a survey that was neither sponsored nor produced by P&CD staff or the Town Manager's office. T. Opalinski stated that it was sent by the Ware Business and Civic Association.
5. Other – none.
6. Adjourn – **Motion** by P. Opalinski to adjourn at 8:02 p.m. Seconded by T. Opalinski.

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

**Documents reviewed:**

Minutes of July 10, 2017  
FY2016 Prospect Street amended budget  
HR report on 3-Unit in Ware  
FY2017 budget  
Community Development Strategy survey questions

**Documents received:**

none