



TOWN OF WARE

Planning & Community Development

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Minutes from November 19, 2018 Community Development Authority

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

Authority members present: P. Opalinski (Chairman), T. Opalinski, B. Cooper

Authority members absent: D. Souza, J. Carroll

Staff present: Rubén Flores-Marzán, Director

Public: Ted Harvey (PVPC)

P. Opalinski called the meeting to order at 6:43 p.m.; and lead us in the Pledge of Allegiance.

1. **Administrative** - B. Cooper has been sworn in.

2. **Updates**

a. **CDBG**

- i. **FY2016 Prospect Street/Bank & Spring** – discussion about Vigeant Street cleanup. Will check available accounts; financial statement will be available next month. P. Opalinski would like to use \$7,621 out of the cash account or department purchase of services account for the cleanup.
- ii. **FY2017 WRV / HR (w Warren & Hardwick)** – 7 HR projects have been completed totaling \$414,000; we are close to the 80% timely expenditure requirement (deadline is March).

Social Service providers (PATCH and TLP/WALC) are not spending the money quickly. T. Harvey will send a firm email about spending requirements; will copy Rubén and Paul.

- iii. FY2018 Ware – Spring Street improvements; contracts are circulating (Write Pierce is engineer). Bids for construction should be out in late spring 2019. Ted will request that W/P attends January 2019 meeting
- iv. FY2018 WRV (Warren as lead) - HR projects moving along
- v. FY2019 planning discussion – this is our “small year” – less money available to apply for. Available:

\$390,000 – Ware
\$515,000 – Hardwick
\$800,000 – Warren (single)

Discussion about HR and social services; should use funds for infrastructure including West Street planning study and façade improvements program on Main Street.

Benefits for Ware:

Regional application

- maximum 20% for social services
- Hardwick would pay more
- Both towns can do more work/programs

Single community application

- Allows much less for social services
- Both towns will not be able to support much work/programs

Discussion about a “façade improvement loan”:

25% paid by property owner

\$60,000 maximum loan per property owner/project

75% CDBG funded

Long-term property owners that are not interested in other towns

Signage program:

\$3,500 for signage per building

0% interest deferred payment loan (turns into grant)

Costs: architect should modify design standards; ask building inspector

- vi. Program Income repurposing – covered last month.
- b. First Time homebuyers program – CDA would like to invite the QVDC to provide a quote for operating the program. Would like to offer 3 program

participants \$2,500 award who are ready to close on a house in Ware. Would like 20 people per class.

3. **Other** – none.

4. **Adjourn** – Motion by T. Opalinski to adjourn at 7:49 pm. Seconded by B. Cooper.

Respectfully submitted by
Rubén Flores-Marzán, AICP, Director, and
Judi Mosso, MPA, Assistant to the Director

Documents reviewed:

none

Documents received:

none