



TOWN OF WARE

Planning & Community Development

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Minutes from May 21, 2018

Community Development Authority

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

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

Authority members absent: J. Carroll

Staff present: Rubén Flores-Marzán, Director

Public: Denis Ouimette, Ted Harvey (PVPC), Jennifer Raiche, Stuart Beckley (Town Manager)

P. Opalinski called the meeting to order at 6:32 p.m. and welcomed new member John Carroll; some items were taken out of order.

1. **6:30 PUBLIC HEARING on CDBG FY2016** (Prospect Street/Bank & Spring Streets) surplus of funds from the Prospect St project – The Chairman opened the public hearing at 6:32. T. Harvey discussed CDBG surplus for the Prospect St portion of the FY2016 grant. Chairman welcomed suggestions:
 - D. Ouimette suggested continuing work at Memorial Field which was refurbished using FY2011 CDBG funds. Possible improvements: sprinklers (~\$20,000), basketball court, permanent bleachers near home plate, Monroe St parking improvements [note: CDA intends to use brownfields funds when they become available]. T. Harvey will inquire w DHCD.
 - Asbestos abatement for abandoned home clean up (e.g. 73 West Main, 33 Vigeant); CDA asked town manager if there is interest in purchasing a property post-clean-up. He did not know.
 - DVTF requested funds for police training. According to DHCD, we cannot use CDBG funds for this; it would put our support for social services over the 20% limit.

T. Harvey recommended adding the surplus \$20,000 of Program Income to address blighted properties or a different item under FY2016.

There was discussion about 73 West Main Street (house was destroyed by fire in May 2015). T. Harvey reported that DHCD's regulations preclude many uses; DHCD must approve all uses for the funds. He will call DHCD to inquire about using surplus funds on the home.

There was discussion about a First Time Home Buyer's Program (FTHB). T. Harvey stated that if the money is for a down payment, then it should work and be approved by DHCD. CDA discussed allotting \$2,500 per closing. D. Souza described Buy Ware Now Committee to T. Harvey. The FTHB program would be run through Way Finders and the Quaboag Valley CDC; program must be sustainable; CDA wants to use those funds now.

Motion by T. Opalinski to request an extension to 9/30/2018 for the grant and commit funds to demolish 73 West Main Street. Seconded by B. Cooper. So voted 4/0/0.

CDA's priorities for FY2016 surplus funds:

1. **Demolition and debris removal at 73 West Main Street (\$20,000)**
2. **Housing Rehabilitation program (\$27,119.21)**

Motion by T. Opalinski to close the public hearing at 7:51 pm and continued with the regular CDA meeting. Seconded by B. Cooper.

2. **Administrative**

- a. Disburse Anti-Discriminatory/Harassment Policy, Conflict of Interest Law, and online Ethics Training – materials were handed out; they are due back to BOS by Friday, June 1
- b. Minutes of April 9, 2018 – **Motion** by B. Cooper to accept the minutes as presented. Seconded by T. Opalinski. So voted unanimously.
- c. Financial report
 - i. Requests/Considerations
 1. QV CDC's Quirk Financial Fitness (IDA) program – the CDA decided to pass on supporting this program as they do not have available funds at this time.
 2. Sprinkler fund – overall, this is an expensive initiative, even if we helped with only the engineering costs.
 3. First Time Home Buyer Program – discussed under Item #1.

4. DVTF (funding request to train police) – Town Manager summarized training and request to CDA. CDA wanted to know why they are the ones to pay for this training and why funds were not budgeted for this training. The Town pays for the officer who goes to the training and the CDA is being asked to pay for the officer who stays back. CDA asked why these funds were not allocated in the budget at Town Meeting. Through both CDBG and Program Income, the CDA has already given \$80,000 in recent years.
Motion by D. Souza to deny funding the DVF request for police training. Seconded by P. Opalinski. So voted 3/1/0.

Motion by D. Souza to accept the financial report as presented. Seconded by P. Opalinski. So voted 4/0/0.

3. Updates

- a. Other CDBG – T. Harvey provided updates on grants; moving along as expected and money is being spent down.
- b. YMCA matching grant – J. Raiche provided remaining receipts tonight.
Motion by B. Cooper to approve the balance of the matching grant in the amount of \$3,510. Seconded by T. Opalinski. So voted 4/0/0.
- c. First Time Home Buyers Program, next steps – discussed under Item #1.

4. Other

- a. CDA meetings
 - i. B. Cooper will be unavailable for the June meeting.
 - ii. **Motion** by D. Souza to cancel July meeting. Seconded by T. Opalinski

5. Adjourn – **Motion** by T. Opalinski to adjourn at 8:01 pm. Seconded by D. Souza.

Respectfully submitted by
Judi Mosso, Assistant to the Director

Documents reviewed:

Minutes from April 9, 2018
Financial report

Documents received:

Proposal to train Ware Police Department on Domestic Violence
Receipts from YMCA after school program operations