



TOWN OF WARE

Planning & Community Development

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Minutes from September 10, 2018 Community Development Authority

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

Authority members present: P. Opalinski (Chairman), T. Opalinski, D. Souza, J. Carroll

Authority members absent: none

Staff present: Rubén Flores-Marzán, Director
Judi Barnard-Mosso, Assistant to the Director

Public: Denis Ouimette, Ted Harvey (PVPC), Stuart Beckley (Town Manager), Bill Imbier, J. Peichota

P. Opalinski called the meeting to order at 6:30 p.m.; and lead us in the Pledge of Allegiance. Some agenda items were taken out of order.

1. Administrative

a. Minutes of May 21, 2018 (no summer meetings) – Brief discussion of minutes. **Motion** by T. Opalinski to accept the minutes as revised. **Seconded** by D. Souza. **So voted** 4/0/0.

b. Membership - Brenda Cooper has not submitted a letter requesting reappointment to the CDA. J. Mosso will follow up with her again.

2. Reed Municipal Swimming Pool – Bill Imbier and John Piechota presented information about the pool, its poor condition, the need for upgrades, and possible using CDBG funds for upgrades. There was discussion about offering a survey to see if the townspeople would support the pool and possible upgrades, does the town want a pool, statistics of pool use, operational expenses, and the trust fund that has historically supported maintenance and repairs (running low). R. Flores-Marzán and J. Mosso offered to assist with a survey. J. Mosso will coordinate with J. Piechota to draft a survey to be approved by the Parks Commission. It was agreed that the survey

should focus on what the townspeople actually want as opposed to introducing financial components and speculation at this point.

Motion by T. Opalinski for P&CD staff to draft a survey, in cooperation with John Piechota, for the Park Commission about town interest in the municipal pool. Seconded by D. Souza. So voted 4/0/0.

3. Updates

a. CDBG

- i. FY2016 Prospect Street/Bank & Spring - Extension/surplus/33 Vigeant (ownership?) – there was discussion about 73 West Main Street and using CDBG funds to demolish it and remove debris. Property is not owned by Town yet. T. Harvey spoke to DHCD regarding 33 Vigeant Street clean up. S. Beckley has received one quote so far for slightly over \$20,000. There must be an environmental review and funds must be spent by December 31, 2018. Town will place a lien on the property for the cleanup.

Motion by D. Souza to use up to \$25,000 surplus FY2016 CDBG funds to clean up 33 Vigeant Street. Seconded by T. Opalinski. So voted 4/0/0.

- ii. FY2017 WRV (w Warren & Hardwick) – many of the HR projects are moving forward. CDA reviewed the HR report from PVPC. Timely expenditure must be 80% by March 2019 for FY2019 applications. The CDA reiterated that the CDS states that HR priority should be for owner occupied homes.

There was discussion about a prior HR project; home was foreclosed due to unpaid taxes; debt was purchased by Tallage. J. Mosso responded to the court's foreclosure notice as is policy. There was discussion about a tax lien vs. a mortgage. **Motion** by T. Opalinski to approve and submit the motion prepared by Town Council to withdraw the original motion claiming "party of interest" to the court. Seconded by J. Carroll. So voted 4/0/0.

- iii. FY2018 Ware – The town was awarded for FY2018 for Spring Street improvements and support for the Domestic Violence Task Force. Spring Street will be put out to bid this spring. Grant contracts have been signed and grant conditions have been addressed.
- iv. FY2018 WRV (Warren as lead) – A Ware River Valley grant was also awarded.

- v. Program Income (PI) repurposing – HUD via DHCD had put forth new guidelines for using PI in connection with our FY2018 application. DHCD required us to put \$49,655 into the FY17 grant so that it can be spent out and DCHD wanted this done as soon as possible so the funds were put into the Housing Rehabilitation program. This will not count toward out timely expenditure obligation.
 - b. First Time Home Buyers Program, next steps – Danielle will reach out to Gina and invite her back to discuss next steps.
4. Other – none.
5. Adjourn – Motion by T. Opalinski to adjourn at 8:04 pm. Seconded by D. Souza.

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

Documents reviewed:

Minutes from May 21, 2018
Housing Rehabilitation report
Reed Pool report

Documents received:

none