



TOWN OF WARE

Planning & Community Development
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TIF Committee

Meeting Minutes from
Monday, May 22, 2017

Board of Selectmen's Meeting Room

TIF Committee members present: Ruben Flores-Marzan, Gerald Fountain, Nancy Talbot, Denis Ouimette (4:42 PM and sworn in by the Town Clerk)

TIF Committee members absent: William Braman

Staff present: none

Public: Stuart Beckley, Town Manager

Order of Business: Ruben Flores-Marzan was sworn to office by Town Clerk Nancy Talbot. Gerald Fountain was sworn to office on May 15, 2017, and Nancy Talbot was sworn to office by Kathleen Galford on May 22, 2017 prior to meeting beginning.

Meeting opened by Rubén Flores-Marzán at 4:32pm.

1. Introductions – Introductions were made
2. Reorganization of Committee - Mr. Braman was unable to attend today. Due to lack of all 5 members being present a **motion** was made by G. Fountain to postpone reorganization and naming officers until the next meeting when all members will hopefully be present. Seconded by N. Talbot. So voted 3/0/0.
3. Review of current TIFs & STAs - R. Flores-Marzán distributed two documents prepared by Assistant to the Director J. Mosso (attached):
 - TIF Committee membership sheet with a statement as to how the TIF Committee has been established under the Town Charter (Sec.5-12)
 - a TIF/STA Summary Sheet for current and previously-granted TIFs
4. G&G Medical annual report

R. Flores-Marzán spoke briefly indicating the STA for G&G Medical was enacted in November 2015. The Agreement calls for real estate and business improvements in the amount of \$400,000 (*cumulative totals*) to be completed by 2021 as follows:

- Not less than \$150,000 by 2016
- Not less than \$250,000 by 2018
- Not less than \$300,000 by 2019
- Not less than \$350,000 by 2020
- Not less than \$400,000 by 2021

The Agreement also states that the Town is to provide tax incentives; that the employment/hires shall be 71 full time employees (FTE) by 2025. As of December 31, 2016, 13 FTEs (18%) have been hired, of which, 12 are Ware residents.

Noted also by him under Item 4 of the signed agreement, required hires by year are:

- 2015 = 6 hires
- 2016 = 10 hires (required 16 by 12/31/16)
- 2017 = 15 hires
- 2018 = 20 hires
- 2019 = 20 hires

G. Fountain questioned who monitors the STA and R. Flores-Marzán noted that the state does and a report is sent to the Town of Ware. **[NB: this STA is a local-only incentive with no state benefits. The Town is responsible for monitoring progress; the state can provide guidance. G&G's annual reports are submitted to the state. P&CD staff have access to them and will provide necessary information to the Committee.]**

He continued that to date \$202,607 investment has been made and the expected investment by the end of the agreement is to be \$1,500,000.

The 2016 annual report and signed Agreement will be sent to all members for review via email *[NB: sent via e.mail on May 26, 2017 by J. Mosso]*.

D. Ouimette and N. Talbot noted seeing several pieces of machinery delivered within the last week.

Members agreed that R. Flores-Marzán would follow up with G&G owner and that a tour of the facility is warranted (perhaps late August/early September).

5. Other - Members then were informed of the continued interest and potential for the Senior Living Facility at the former South St. School property by Optimus Senior Living. There has been some discussion with the Planning & Community

Development staff regarding what is being proposed, necessary funding, etc. R. Flores-Marzán will keep the committee members updated.

There was discussion about the need for consistent meetings. It was agreed that if a meeting is not needed, then a quarterly meeting is best. The next meeting may take place in August or September after R. Flores-Marzán has a follow-up discussion with G&G owners and tours the facility.

6. Adjourn - With no further action needed, a **motion** was made by G. Fountain to adjourn at 5:00 pm. Seconded by D. Ouimette. Unanimous.

Documents reviewed:

TIF Committee member page
Town TIF/STA History
G&G Medical Annual Report
G&G Medical & Ware Agreement

Documents received:

none

Minutes Approved on: _____	
Flores-Marzán	_____
Talbot	_____
Fountain	_____
Ouimette	_____
Braman	_____

*Respectfully submitted by
Nancy J. Talbot, Member and
Judith P. B. Mosso, MPA
Assistant to the Director*