



TOWN OF WARE

Planning & Community Development
126 Main Street, Ware, Massachusetts 01082
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Tax Increment Financing (TIF) Committee

Meeting Minutes from
Monday, January 9, 2018
Board of Selectmen Meeting Room

TIF Committee members present: Nancy Talbot Chairman, Denis Ouimette, Paul Opalinski
Gerald Fountain, Ruben Flores-Marzan

TIF Committee members absent: none

Staff present: Ruben Flores-Marzan, Director of Planning & CD

Public: Christian Boysen, Stuart Beckley Town Manager

The Chairman opened the meeting at 5:02 pm.

1. **STA Agreement with Optimus Senior Living (OSL)** – There was detailed discussion about the EDIP application, which is due in March, including:
 - # of full time employees
 - Request to specifically mention Ware’s Education to Employment (E2E) program and Holyoke Community College to application
 - C. Boysen is confident that job numbers can be accomplished
 - Address of property is 73 South Street
 - Breakdown of # of employees added per year
 - Exact year when exempted taxes would begin:
 - FY2020 100%
 - FY2021 80%
 - FY2022 60%
 - FY2023 40%
 - FY2024 20%
 - Construction contract is for \$17 million
 - Civil and site design is in progress
 - Discussion about OSL’s obligations during the 5-year agreement; can they sell or transfer the property – C. Boysen unsure – would need an attorney to comment on that
 - Committee will have Town Counsel review the Agreement

- STA was approved at fall Town Meeting; C. Boysen commended J. Barnard Mosso for preparing such a thorough, readable, professional public information brochure for the voters

Motion by P. Opalinski to approve the Special Tax Assessment for Ware Senior Living (Optimus Senior Living) upon Town Counsel’s review and approval. Seconded by D. Ouimette. So voted 5/0/0.

C. Boysen will make changes and send to R. Flores-Marzán to distribute.

2. **Approve November 8 and 20 and meeting minutes** – tabled until next meeting
3. **Adjourn** - Motion made by D. Ouimette to adjourn at 5:30 pm. Seconded by G. Fountain.

Documents reviewed

Optimus EDIP application packet

Documents received

none

*Respectfully submitted by
Rubén Flores-Marzán and
Judith P. B. Mosso*

Minutes Approved on: _____
Flores-Marzán _____
Fountain _____
Ouimette _____
Opalinski _____
Whitney _____