

Wareham Community and Economic Development Authority

Meeting of 110209

Present

Whitney Beers Schmidt

Jo Jeffries

Rudy Santos

Sandra Besse

Walter Cruz Board of Selectman

Jean Connaughton, Chair

Chris Reilly, Director

Meeting called to order

Approval of Minutes motion made to by Rudy and seconded by Sandy. Vote 5-0-0

Recovery Rd lease discussion

Chris advised that the attorney representing Helen Bradbury and that he submitted a lease for negotiation just before this meeting so we have not had the opportunity to review until now. Initial discussion revolved around discussion of the lease then discussion of repairs to be done by lessee and lessor. Determined that it should be an escalating lease amount. The Christopher Donovan Center proposed lease asked for heat and utilities to be included. The board determined that heat and utilities would not be included and was not up for negotiation. The points that we will negotiate are the lease amount and renovations that the CDC will do and the renovations that CEDA will complete. The Chair noted that renovations that CEDA will agree to will not be done until the 2010 grant is approved. The program income funds must be attached to a grant for this project

What we are willing to pay for and the rent

Escalating of 1200 and then increasing each year. Rudy asked whether utilities were included in lease  
no

Chair updated Walter Cruz on applicant seeking to lease the building. The Christopher Donovan Center is a non-profit school for children with autism or other developmental problems and will work and require approval of the school committee. The board was impressed with Helen Bradbury and the programming she will be providing for Wareham residents and surrounding communities and all felt this was an excellent use of the building and in keeping with the planned use of the building.

Leasing to 50c3 so we are able to use program funds for this purpose

Years

Questions about previous lease with childcare rectify situation by requiring payments.

Pay for water and utilities lessor is CEDA and lessee request deposit of 1000 dollars change heating system from electric to gas requesting lessor pay for dumpster.

Helen in working and who holds the insurance. Rudy expressed concerns about insuring the building

Rents appear to be on lower size but they are tenants that are working and preparing building for occupancy Recommend that heat and electricity will not be included in lease. Renovations are necessary We are happy to lease to a school that benefits the community but cannot go into debt to do it. Two items CEDA should agree to put on new roof and install a new heating system Question regarding square footage for number of children funneled through 766 and support by the local system Jo asked about credit for replacement of windows. We purchase carpeting to be installed by lessor

Discuss requesting approval for the town to plow property. Chris will make request to BOS After much discussion of renovations required to make building occupant ready. The lease amounts were agreed on and a number of necessary requirements to upgrade. Heating 17,5000

Roof school would accommodate need to close down while roof is done

Windows 1500 for temper glass window Dumpster rental of large for one month  
Carpet Must we wait for 10 grant or use fund from 09 grant Left it to Chris to negotiate details of  
Contract with Helen Bradbury with the goal of the school occupying the property by 12/1/09