

Town of Wareham
Community and Economic Development Authority

Board Meeting
4:30 PM, November 2, 2011
Memorial Town Hall, Room 23

Present: Jean Connaughton (JC), Sandy Besse (SB), Rudy Santos (RS), Jo Jeffries (JJ), David Smith (DS), Jennifer Petersen (JP)

Not Present: Robert Fitchenmayer

Also Present: Peter Sanborn, Acting CEDA Director

Chairman Connaughton opened the meeting at 4:30 PM.

Approval of October 3, 2011 Meeting Minutes. Motion to approve: S Besse, Seconded, R Santos. Motion **APPROVED**: 4-0-1.

Review of October 17, 2011 CDS Forum and CEDA Board Meeting Minutes. Motion to approve: S Besse, Seconded, R Santos. Motion **APPROVED**: 5-0-0.

Dave Smith, who also a member of the Bike Path Committee, made a report on the committee's work and status of projects.

Acting CEDA Director Peter Sanborn reviewed the spending of current public social service programs that are being funded by CDBG grants and/or Program Income. He referred to spending status sheets. All funding, even that exclusively from Program Income, is tied to either the FY 2010 or 2011 grants. He is bringing this to the board's attention both to update them and also to provide the context for decisions as to what projects to include in the FY12 grant application. Most programs have current funding that will carry them into mid-2012; many will take them late into 2012 or even into 2013. The FY 2012 grant is supposed to start officially on April 1, 2012. Because of the \$100,000 reduction in the next grant, CEDA will not be able to include as much funding for these programs as in the past two grants. This is because of the need to fund other types of activities, such as the Village Streetscape project. It will mean that the CEDA will have to make some difficult decisions about what not to include in the grant application.

Chairman Connaughton said that she considers that funding for Turning Point and for Damien's Pantry should be priorities. Others agreed and there was discussion about the important work that these organizations do. Sanborn said that the Christopher Donovan Day School has also requested funding. He said that this was first brought up to the Board several months ago.

Sanborn presented an initial list of the projects to be considered for inclusion in the grant application. Sanborn noted that these projects in total would far exceed the \$900,000 that will be available. There was discussion about the items on the list. The Board gave priority to Phase 2 of the Streetscape project, for continuation of the housing rehabilitation program, and for as many social service programs as funding allows. Chairman Connaughton said that she did not favor continuing funding of the Domestic Violence program until CEDA receives more detailed information about the services being provided and how people are benefiting from them.

Acting Director Sanborn reviewed the update reports on the grants prepared by Karen Hamilton and the financial reports prepared by Jacqui Hickey. He said that CEDA had committed a large amount of Program Income to the past two grants. This means that the balance of the uncommitted Program Income is the smallest since he started working in Wareham. This amount will increase as the Town receives additional Program Income on a monthly basis, but the amount received monthly is quite modest. Chairman Connaughton noted that DHCD does not like communities to have large Program Income balances. Sanborn agreed but said that this also means that CEDA will be constrained in the future on being able to commit Program Income to social service activities.

The next agenda item concerned CEDA's lease for its property at the Bay Pointe Golf Club and the pending sale of the bank-owned portion of the club's land. Sanborn recommended that the Board go into Executive Session. Chairman Connaughton requested a motion to do so. Moved by S. Besse, Seconded by J. Jeffries. **APPROVED:** 5-0-0

Meeting recessed at 5:40 PM to go into Executive Session to discuss current lease between CEDA and Bay Pointe Golf Club with the intent to reconvene in Open Session.

Meeting reconvened into Public Session at 6:05 PM. Chairman Connaughton called for a motion affirming CEDA's intent to enter into a lease with the purchaser of the Bay Point Golf Club, contingent on a recommendation by Special Counsel which would include Counsel's review and approval of needed documents. Moved by J. Jeffries, Seconded by R. Santos. **APPROVED:** 5-0-0.

Other Business

Sanborn informed the Board of a possible disciplinary action to a CEDA staff person by the Town Administrator. Because it is personnel matter, he declined to provide further information.

Sanborn reminded members of the public hearing on November 14 for the FY 2012 CDBG grant application and encouraged them to attend. Chairman Connaughton also reminded members that she will be out of town on that date and would not be present.

She also said that the Board may need to hold a special meeting between the November 14 hearing and the next regularly scheduled meeting on December 5.

Being no other business, the Board voted to adjourn the meeting at 6:25 PM.

Submitted by:

Peter Sanborn
Acting Director

