

Town of Wareham
Community and Economic Development Authority

Board Meeting
4:30 PM, February 6, 2012
Room 23, Memorial Town Hall

Present: Jean Connaughton, Sandra Besse, Robert Fitchenmayer, Jo Jeffries,
Rudi Santos, David Smith

Not Present: Jennifer Petersen

Also Present: Susan Green and Pam Dudley, Council on Aging;
Peter Sanborn, Acting CEDA Director

Chairman Connaughton called the meeting to order at 4:35 PM. She noted those present and those not present. She stated the need to move the meeting forward expeditiously because of an Executive Session with the Board of Selectmen at 7:00 PM to discuss CEDA Director candidates.

Approval of January 13, 2012 Minutes. MOTION to approve minutes as submitted.
Moved: R. Fitchenmayer; Second: S. Besse. **APPROVED: 5-0-1**

Approval of January 23, 2012 Minutes. MOTION to approve minutes as submitted.
Moved: S. Besse; Second: R. Santos. **APPROVED: 4-0-2**

Discussion of CEDA Funding of Program Administered by and Operated by the Council on Aging.

Pam Dudley said that there was a meeting with GATRA regarding the Out-of-Town Transportation Program. It will be changing as of March 1. Buses will be dedicated to going to Boston two times per month, to Dartmouth one time per month. Some destinations may be eliminated. Trip destinations will be "clustered" in order to reduce costs. There was a discussion about the patterns of usage and their frequency. Several board members expressed concerns about the impact of these changes on users and their ability to schedule medical appointments as needed. Ms. Dudley said that this was considered but that riders said that their medical providers said that they could cooperate in accommodating the changes.

The Dial-A-Ride Program operates on a 24-hour notice. There seems to be stable demand and the CEDA funding appears to be adequate.

Sanborn suggested a brief discussion of the Wellness Program, which was formerly funded by CEDA. Susan Green said that a general issue at the COA is that it is under-

staffed. There are only two full-time employees. Chairman Connaughton said that CEDA might revisit the program in the future when a permanent COA Director is in place.

Update on Search for CEDA Director. Chairman Connaughton. The Chairman said that she would not be making a report; the selection process is currently being handled via Executive Session. The screening committee is meeting again tonight.

Update on CEDA activities. Discussion of CEDA's involvement in unusual situations relating to individual housing rehab program applications. Chairman Connaughton expressed concerns that the board was not provided with enough information to maintain adequate oversight when an unusual or costly rehab case occurs. She noted that the Grant Manager's report cited the need for a case that will need funding in excess of the normal cap. How is this handled? Mr. Sanborn explained it briefly and stated that this would be addressed during the comprehensive review of the housing rehabilitation program being conducted by a staff associate from his firm. This matter will be brought before the Board for a possible change in how it is handled as part of the overall review of the HR Program.

Bay Pointe Golf Club LLC. Discussion of extension of lease to new buyer of Bay Pointe and three documents that need to be acted on. Chairman suggests that CEDA set up a tracking process to that lease payments are received on an on-time basis. Mr. Sanborn said that he would work with Jacqui Hickey, Bookkeeper, to set up a tracking system.

R. Fitchenmayer: Can CEDA or has it ever recovered legal fees? This is a recurring cost due to the number of times that different parties have taken control of the property and have run into difficulties. There was a brief discussion of this.

Chairman Connaughton asked for a motion to approve the lease extension with the buyers of the Bay Pointe Country Club, as recommended by Special Counsel Chris Heep of Miyares and Harrington. MOTION to extend lease at Bay Pointe Country Club to new buyer, Bay Pointe Club LLC, and to authorize the Chairman to execute documents relating to such, as recommended by Special Counsel Miyares and Harrington, including 1) Mortgage and Security Agreement, 2) Consent and Agreement of Landlord, 3) Landlord's Waiver, and 4) any other documents as recommended by Special Counsel.

Moved: S. Besse; Second: R. Fitchenmayer

MOTION to Amend Original Motion by adding to it: To have Counsel confirm that adequate insurance coverage is in place by the Lessee, consistent with the terms of the Lease.

Moved: R. Santos; Second: S. Besse **AMENDMENT APPROVED: 6-0-0**

Vote on MOTION as Amended. **APPROVED: 6-0-0**

Chairman Connaughton reminded board members that she would be away from February 10 through March 4. The next board meeting is scheduled for March 5. Among other business at that meeting will be a discussion with representatives from the Board of Health relating to the CEDA-funded Code Enforcement Inspection Program.

Being no other business, it was moved and unanimously approved to Adjourn Meeting.
Meeting Adjourned: 6:22 PM

