

Approved 11/26/19

SWANSEA REDEVELOPMENT AUTHORITY MEETING MINUTES

NOVEMBER 13, 2019

SEP27 21 11:54AM

MEMBERS PRESENT: Paul Treloar
Gina Weyland
Michael Moore
Susan Nedar
Christopher Hajder

ALSO PRESENT: John F. McAuliffe, Town Administrator
Jordan Remy, Administrative Assistant
Steven Kitchin, Board of Selectmen
Christopher Carreiro, Board of Selectmen

A regularly scheduled meeting for the Swansea Redevelopment Authority (RDA) was held on Wednesday, November 13, 2019, at the Swansea School Administration Building, 1 Gardners Neck Road, Swansea, MA.

ITEM 1: CALL MEETING TO ORDER

Mr. McAuliffe, acting as temporary presiding officer, opened the meeting at 6:03p.m.

ITEM 2: ORGANIZATION OF THE BOARD – DISCUSSION

Mr. McAuliffe said he would act as temporary presiding officer until officers were officially elected. He explained that each position would require a member to be nominated and voted upon by the RDA.

ITEM 3: NOMINATIONS FOR CHAIRMAN

Mr. Treloar nominated himself as a candidate for Chairman.
Mr. Hajder made a motion to close nominations, seconded by Mr. Treloar.

MOTION: made by Mr. Treloar, seconded by Mr. Hajder, to appoint Mr. Treloar as Chairman.
ALL IN FAVOR – UNANIMOUS

ITEM 4: NOMINATIONS FOR VICE CHAIRMAN

Ms. Nedar nominated herself as a candidate for Vice Chairman.
Mr. Moore nominated himself as a candidate for Vice Chairman.
Mr. Moore made a motion to close nominations, seconded by Mr. Treloar.

MOTION: made by Mr. Hajder, seconded by Mr. Treloar, to appoint Mr. Moore as Vice Chairman.
4-0 MAJORITY – 1 ABSTENTION, MS. NEDAR.

ITEM 5: NOMINATIONS FOR SECRETARY

Mr. Hajder nominated Ms. Nedar as a candidate for Secretary.

Mr. Treloar made a motion to close nominations, seconded by Mr. Moore.

MOTION: made by Mr. Treloar, seconded by Mr. Moore, to appoint Ms. Nedar as Secretary.
4-0 MAJORITY – 1 ABSTENTION, MS. NEDAR.

ITEM 6: REVIEW OF OVERLAY DISTRICT FOR THE SWANSEA MALL – SPECIAL TOWN MEETING; NOVEMBER 18TH

Mr. McAuliffe gave a background of the mall's ownership. He explained the partnership between Brady Sullivan and Anagnost Properties: Brady Sullivan are the property owners and handle the construction, while Anagnost Properties are the planning and development aspect.

He explained the partnership were looking to redevelop the mall based upon the "lifestyle center", which combines retail, restaurants and residential in the same space. He said that many of the old mills and retail shopping centers have moved towards this concept, and that housing brings customers to the shops. He further stated that the mall had not received much serious attention when it went for sale in the spring; the only other serious proposals the mall received were for marijuana grow facilities, a trucking terminal, affordable housing projects and a junk car processing center.

Mr. Treloar asked about the Walmart restrictions on the site, and how they affected the RDA.

Mr. McAuliffe explained the RDA has the power of imminent domain, which would allow the RDA to "scrub clean" the restrictive covenants from the title. He explained the town has the right for taking and will be held harmless from litigation. He said that Anagnost Properties has worked with Walmart previously, and the use of imminent domain depends on Anagnost and Walmart negotiations.

Mr. Treloar asked if the RDA needs to be involved. Mr. McAuliffe said the RDA is a procedural remedy available to the town.

ITEM 7: DISCUSSION OF TOWN MEETING APPROPRIATION – FUNDING FOR CONSULTANT

Mr. Moore said that the town needed to develop an urban renewal plan.

Mr. McAuliffe said \$50,000 allocated by Annual Town Meeting in the spring. He said the money is for commercial and planning consultants. He explained the requirements for the RDA, which include adopting bylaws and creating a Request for Proposals (RFP) for consulting services.

ITEM 8: DISCUSSION OF STATE GRANT -- FUNDING FOR CONSULTANT

Mr. Treloar asked if the money for consulting and legal firms were two separate entities. Mr. McAuliffe said the town needs people with specific experience and background. He also said the town has \$50,000 from the state, for a total of \$100,000.

ITEM 9: OLD BUSINESS

None

ITEM 10: NEW BUSINESS

There was a discussion regarding the next meeting. It was agreed that the next meeting would be held on Tuesday, November 26, 2019 at the School Administration Building, 1 Gardners Neck Road, Swansea, MA.

At the next meeting, there would be a discussion about the bylaws and the process for developing an RFP for a consultant.

ITEM 11: ACCEPTANCE OF MINUTES

MOTION: Made by Mr. Treloar, seconded by Mr. Hajder, to accept the meeting minutes from August 6, 2019.

ALL IN FAVOR – UNANIMOUS

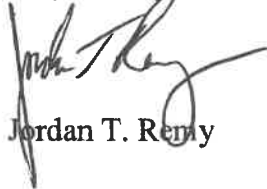
ITEM 12: ADJOURN

MOTION: Made by Mr. Treloar, seconded by Mr. Hajder, to adjourn.

ALL IN FAVOR – UNANIMOUS

Meeting adjourned at 7:27p.m.

Respectfully Submitted,



Jordan T. Remy

List of Documents used for the November 13, 2019 Open Session Packet:

- Special Town Meeting Warrant – November 18, 2019