

Ayer Office of Community & Economic Development

Monthly Report: February-March 2017

Respectfully submitted by Alan S. Manolian, Director of Community & Economic Development

Historic Ayer Central Fire Station: As a result of the AOCED having issued a 2nd RFP in February 2017, the Town of Ayer received three (3) proposals for the acquisition and redevelopment of the Historic Ayer Central Fire Station. The AOCED convened a Proposal Review & Scoring Group comprised of James Fay-Chairman Ayer Planning Board, Barry Schwarzel-Vice Chairman Ayer Historical Commission & Member Ayer Community Preservation Committee, and Alan S. Manolian Dir. AOCED. The review and scoring resulted in the recommendation to the Ayer Board of Selectmen to proceed with engaging in negotiations with C. Donell Homes, Inc. of Shirley, MA for the acquisition and redevelopment of the historic property. The Ayer Board of Selectmen subsequently voted in favor of proceeding with C. Donell Homes, Inc. in executing a Purchase and Sales Agreement. AOCED is currently actively working to Mass. Dept. of Housing & Community Development to complete and submit a project proposal and an application to secure grant funding in support of the redevelopment proposal and project.

IDFA Loan Administration: The AOCED has been working with a new local Downtown Ayer property and business owner who has requested and submitted an application to secure a business loan for the acquisition and installment of a new fire sprinkler system as part of a new high-end downtown restaurant development. The AOCED has completed collection and compilation of all required financial documents, has conducted a loan risk analysis, has completed a loan write-up package, and has scheduled a meeting of the IDFA Committee for review and determination of approval or denial of the loan.

Cains Property: The AOCED has been working actively and directly with the subject property commercial brokerage firm, the prospective new property owner, officials of MassDevelopment, and officials of Mass. Office of Business Development on the attraction of a new manufacturing and/or innovation technology firm. Prospects are emerging; with more to report in May-June 2017.

Local Technical Assistance Grant: The AOCED prepared and submitted a grant application/proposal for a District Local Technical Assistance Grant through the Montachusett Regional Planning Commission in February. We are pleased to report that the Town of Ayer was awarded the DLTA Grant which will fund a planning/design project supporting the formulation of a comprehensive Transit Oriented District (TOD) development plan and associated innovative Form-Based Code Zoning. The subject

area is the Downtown Ayer Commuter Rail Station, Depot Square and Park Street Corridor.

Economic Development New Webpage: The AOCED has entered in agreement with Virtual Towns & Schools, Inc. for the design and production of a high-quality and innovative new Webpage which is increasingly critical for the attraction and retention of new businesses and corporation in the Town of Ayer. The AOCED will be working in direct partnership with the Town of Ayer IT Department and various town-wide partners, both private & public sector.