

Ayer Office of Community & Economic Development

Monthly Report: July 2016

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

1. **1934 Ayer Fire Station RFP:** Progressed in the finalization of new and improved 1934 Ayer Central Fire Station Request For Proposal (RFP) document. The proposed 7/8 date for RFP pushed-out as a result of favorable 7/12 meeting with Mark Nardone of Massachusetts Dept. of Housing & Community Development (DHCD) in which it was determined that the proposed redevelopment project will qualify and would be recommended for an Economic Development Fund (EDF) grant of up to \$750,000. Also, additional historic research has been conducted in order to enhance the National Register of Historic Places designation as part of the prospective redevelopment program. The interior building space has been re-measured in order to design a more detailed/prescriptive multi-residential unit interior design configuration & rehabilitation plan for issuance to the regional development community. Requested & waiting for updated demolition cost estimate for modern bay wings from Riccardi Bros. Contractors. RFP finalization scheduled for 7/28.
2. **Industrial Attraction & Retention:** Organized and conducted partnership meeting between Nasoya Human Resource Department officials & Mt. Wachusett Community College Director of Workforce Development & Workforce Training Manager on site at Nasoya Plant in order to launch new Local Tactical Workforce Development & Placement Group. Also, established contact relationship & coordination between Nasoya Human Resource Dept. & Town of Ayer Veterans Agent in order to provide local veterans with emerging career & job placement opportunities.
3. **Devens Economic Impact:** Participated & assisted in Montachusett Regional Planning Commission "Devens Economic Impact Study" Stakeholders Gathering at Ayer Town Hall.
4. **CDBG:** Represented the Town of Ayer & participated in Mass Dept. of Housing & Community Development Regional "Community Wide Needs Score" Roundtable gathering at the DHCD Office in Boston; process to enhance Ayer's competitiveness in securing Community Development Block Grant Funds to improve & rehabilitate local housing stock for low-moderate income residents & neighborhoods.
5. **St. Mary's Parish:** Met with Rev. Edmond Derosier & Sister Joan Guertin at the St. Mary's Church Parish to discuss local partnership opportunities, local community needs, neighborhood & parish concerns, and future plans for the parish.
6. **Ayer IDFA:** Organized, scheduled and conducted introductory & general discussion meeting with the Ayer Industrial Development Finance Authority Board. Engaged in informational discussions regarding past performance of lending operations, status of

current loan portfolio, and exchanged advice/guidance on lending operations going forward. Requested & received authorization to conduct visits with current borrowers to discuss status of business conditions and lending program experience.

7. **Ayer Passenger Rail Parking Facility:** Participated in tactical & strategic planning meeting with officials of MRPC/MART regarding the design & construction proposals, concepts, plans, schedules & responsibilities for the new Ayer Passenger Rail Station Parking Facility & so-called “Advocates Building” property.
8. **APAC:** Enrolled and participated in the Ayer Public Access Corporation (APAC) Video Training Session Program.
9. **Ayer Master Plan & Downtown:** Planned, scheduled, promoted and conducting the 1st Downtown Ayer “WALK-PLAN” Public Design Tour Program in support of the Ayer Master Plan process. 1st Downtown Ayer Public Tour scheduled for 7/21.
10. **Transit X:** Met with representatives of “Transit X” Company at Ayer Town Hall. Transit X officials are also meeting with Mass Development officials at Devens; (link) <http://www.transitx.com/>; *“Transit X is developing a carbon-free, local and regional mass transit system to supplant buses, trains, cars, trucks, and planes. Transit X offers its mobility service to municipalities and developers... Ultra-light personal pods quietly glide above traffic under a thin rail. Each pod carries a single rider or up to a family of five, and destinations are entered via smart phone or kiosk. Riders get into a waiting pod at stops that are as convenient as bus stops. A pod accelerates up a ramp to merge onto the highline, traveling non-stop at 45 mph until reaching the exit ramp at the destination. Travel times are guaranteed...A fully-functional scale model will be ready in Q3 2016, and a pilot will be ready in 2018. Transit X is a privately held company founded in 2015 and headquartered in Boston, Massachusetts, USA. For more information, tweet @TransitXCorp or email hello@transitx.com”*
11. **Regional Professional Network:** Hosted Tour of Downtown Ayer at the request of City of Leominster Economic Development Dir. Lisa Marrone & Business Service Representative of North Central Career Center Scott Perciful on 7/18.
12. **Upcoming Meetings:** Scheduled meetings with Paul DiGeronimo, Principal of Geronimo Properties, & Sandie Cataldo, Economic Development Manager of North Central Economic Development Council.