

Ayer Office of Community & Economic Development

Monthly Report: July-August 2016

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

1. **1934 Ayer Fire Station RFP:** Completed and issued the Ayer Central Fire Station Request For Proposals on 8/10. Posted on Massachusetts Central Register on 8/17. The RFP was also posted to the MA Chapter of the American Planning Association, the Home Builders & Remodelers Association of MA, Home Builders & Remodelers Association of Central MA, as well as, various regional developers, architects, landscape architects, and historic preservationist firms. The deadline for Proposal Submission is 9/16/2016.
2. **Industrial Attraction & Retention:** Attended the North Central MA Career Center Job Fair on 7/22 at the Double Tree Hotel in Leominster in support of Ayer's Nasoya Corporation & Catania-Spagna Corporation, and to build professional relationships with North Central Career Center & participating regional companies. Contacted senior management at Sealed-Air/Shanklin Corp. & Orion Industries to schedule business visitation and establish Industrial Park/Westford Rd. District professional network. Established direct communications and partnership between Town of Ayer Office of Veterans Affairs & Nasoya Corp. Office of Human Resources in order to provide local veterans seeking career opportunities with job placement at Nasoya (Vitasoy).
3. **Enhanced Web Page Design:** Scheduled meeting and conducted work session between Office of Community & Economic Development & Office of Information Technology to begin redesign and relaunch of Ayer Economic Development Webpage.
4. **Resolution of Pleasant Street School Historic Preservation Restriction:** Engaged in discussions with Michael Steinitz of Mass Historic Commission, Atty. Katherine Klein of Kopelman & Paige, Ken Martin of Ayer Housing Authority, and George Bacon of Ayer Historic Commission in order to resolve an 11-year long Restriction/Subordination legal impasse. Conducted extensive research into municipal files (2005-current) regarding the formulation & administration of proposed Historic Preservation Restriction, as well as MGL Chapter 184 s32. The Office of Community & Economic Development is confident that we have resolved the issue through the issuance of a "Term" Preservation Restriction, rather than a "Perpetual" Preservation Restriction. All parties have expressed agreement with this approach.
5. **Pleasant Street (CDBG Funded) Reconstruction:** The project is progressing very well. New utility poles, water lines, sewer lines have been replaced. Office of Community & Economic Development is actively participating in bi-weekly Construction Progress Meetings with Public Works & Project Contractors. Also OCED is providing Pleasant Street Neighborhood interface, communications & relations.

6. **Town of Groton “Four-Corners” MassWorks Grant Support:** OCED engaged in a series of discussions and communications with Town of Groton Land-Use Administrator so as to provide assistance and information in support of a MassWorks Infrastructure Grant which would result in the design and construction of a new wastewater system line connecting Groton’s “Four Corners” District with the existing Ayer wastewater system line running along Westford Rd. The proposed grant would also fund the design & construction of a new sidewalk along the Westford Rd. Corridor to the Ayer Industrial Park District.
7. **Ayer Passenger Rail Station New Parking Facility:** Participated in planning meeting with MRPC & MART officials to continue formulation and activation of the design & construction schedule and process for the new Ayer Passenger Rail Parking Facility. In addition, participated in a strategic meeting with the Ayer Train Station Advisory Committee (ATSAC).
8. **Partnership with North Central Massachusetts Development Corp.:** Contacted, scheduled, and engaged in an introductory meeting with Sandie Cataldo, Economic Development Manager of NCMDC in order to establish strong working relationships, access business grant programs, and offer our professional support to the Corp.
9. **Town of Ayer Master Plan:** Actively participated in various Ayer Master Plan administrative sessions, Committee meetings, and engaged in public outreach and informational efforts including our Downtown Ayer & Park Street Corridor “WALK-PLAN” Design Tours. Currently organizing and constituting the Master Plan “Economic Development Work Group”.
10. **ASAP Video Production Training:** Signed-up and participated in the ASAP Video Production Training Sessions conducted at the Ayer-Shirley Regional High School Video Production Studio. OCED is preparing to produce a series of Community & Economic Development Video Productions to promote Ayer’s quality-of-life, industrial/manufacturing community, local business community, Downtown Ayer, and emerging Railroad Heritage Tourism scene.
11. **Prospective 190-194 West Main Street Redevelopment:** Met with AJ Bergin at property located at 190-194 West Main Street to discuss and provide development pattern recommendations for a prospective redevelopment of this property through a mixed-use concept. OCED will organize, schedule and conduct an Inter-Departmental Roundtable Input Session with AJ Bergin so as to provide general regulatory, permit, development concept perspective, and to update relative to proposed Ayer Public Works West Main Street Infrastructure/Complete Streets Project for 2017-18.