

Ayer Office of Community & Economic Development

Monthly Report: June-July 2017

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

Redevelopment of Historic Ayer Central Fire Station: The AOCED Staff is now immersed in the detailed and complex work of formulation and production of the \$750,000 US Dept. of HUD CDBG-EDF Grant application & submission to the Mass Office of Housing & Community Development. We conducted a Grant Team kick-off session with Town Administrator Robert Pontbriand & prospective owners Conrad & Kelsey Donell of C. Donell Homes, Inc. of Shirley, MA in mid-July. Legal counsels for both the Town of Ayer & C. Donell Homes, Inc. have been working with Dir. of AOCED to formulate, compose, review & negotiate a Purchase & Sales Agreement (with a purchase price of \$50,000) for the 1934 Historic Ayer Central Fire Station; the P&S is scheduled to be executed by the week of July 24th. The AOCED has established a Grant Application Production schedule whereby we will meet on a weekly basis with AOCED Staff & Developer's Team until Grant Application Submission deadline of 9/21/2017.

Prospective New Ayer IDFA Loan: The AOCED was contacted by an individual seeking a commercial loan from the Ayer IDFA to purchase and operate a well-established Ayer-based livery/ride service company. The Dir. of AOCED has engaged in several meetings with the prospective borrower to discuss & review both personal & existing business financial disposition, business plan, and risk analysis. The prospective borrower, a resident of Fitchburg, has completed application, submitted required documentation; the Dir. of AOCED has completed loan write-up; and the Ayer IDFA Board is scheduled to meet on 7/25/2017 to review the proposed commercial loan, and to vote on loan approval/disapproval.

Cains Property Future: The AOCED working collaboratively with Town Administrator's Office & Assessor's Office has engaged in several strategy & coordination sessions over the past several weeks. The AOCED was tasked with the formulation & production of "New Property-Owner & New Property-Tenant Contractual Obligations" as part of a possible local incentive package to attract and retain the proposed new Innovation Technology Firm to the former Cains Plant location. The DRAFT Contractual Obligation document was submitted by AOCED to Office of Town Administrator on 7/12/2017 and is being reviewed by municipal legal counsel. The Town of Ayer continues to cultivate this noteworthy opportunity to attract and to support the growth of a 21st Century Innovation & Technology Business Community in Ayer, MA.

Ayer Master Plan Process: The Ayer Master Plan Steering Committee is now transitioning from its "Mid-Game" process into its "End-Game" process. Substantial amounts of Economic Development, Housing, Transportation, Infrastructure, Governmental Structure, Public Facilities, Planning & Development Regulations, Land-Use Codes, Environmental Conditions, Sustainability, Neighborhoods, etc. are being reviewed, compiled, analyzed, processed, formulated and formatted. The Ayer Master Plan Steering Comm. is scheduled to meet on 7/25/2017 for a full presentation by Courtney Starling of Community Opportunities Group (Ayer's Master Plan Consulting Firm) on all Content & Materials compiled and processed thus far. A significant part of the next-step process is designing and production of the technical "User-Friendly Format or Presentation Design" of the new Master Plan. The proposed new format/design will be a welcomed departure from the old & conventional 250+page document filled with massive paragraphs of seemingly endless legal/regulatory narrative and sections; and moving towards a new & innovative 50+ page document offering more visual, graphic, illustrative, concise, clear and simple content presentations and sections.

Prospective New Innovation Tenant for Ayer Property: The owner of a high-quality commercial/innovation technology commercial property contacted the AOCED during the week of 7/17/2017 requesting support in the attraction of a new innovation technology firm to Ayer, MA. The AOCED is currently working to produce & deliver a Local/Regional Profile Packet that provides effective content describing the benefits and advantages of this particular innovation technology firm locating in Ayer, MA at this subject property and in the particular district in Ayer where the subject property is located. The AOCED will proceed in working directly with the subject property-owner, with representatives of the prospective new company, with the commercial property brokers, and with all local & regional partners in attracting this company to Ayer.

DiGeronimo Property/Shop & Save Plaza Proposed New Development: The owner of the commercial property located at 22 Fitchburg Rd. (Shop & Save Plaza) has proposed new commercial building construction of a new approximately 5,000 sq ft free-standing commercial building located at the north side of the Plaza for a national auto parts chain store, and has proposed new commercial building construction for an approximately 4,000 sq ft free-standing drive-through food & beverage regional chain operation to be located at the south side of the Plaza. The developer has been before the Ayer Planning Board for Site Plan Review for preliminary review & approval. The AOCED scheduled and conducted meetings with the developer as a pre-application process, and continues to foster a strong working relationship with the owner-developer of the important 22 Fitchburg Rd. commercial property.

Meetings, Discussions & Participation with Various Property Owners & Developers: The AOCED continues to engage in constant daily meetings and discussions with various Downtown Ayer commercial property owners, and prospective industrial/commercial/residential property developers and/or agents. Many Downtown Ayer property-owners are contemplating re-investment, rehabilitation, and expansion of existing properties; especially for residential redevelopment. Large & small residential property developers are aggressively seeking out prospective new development sites & lots; compact residential townhouse development types are being increasingly proposed. Inquiries for large terminal, storage, material transfer type operations continue to be received and responded to by the AOCED.