

Ayer Office of Community & Economic Development

Monthly Report: February-March 2018

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

Disposition of the Historic Ayer Central Fire Station: On Tuesday, 2/20/2018 the six (6) submitted proposals in response to the issued RFO were publically opened at Ayer Town Hall. Monetary offers ranged from \$10,000-\$100,000. The submitted proposals were prepared and forwarded to the Historic Fire Station RFP Review & Scoring Group comprised of Town Assessor Tom Hogan, Town Planner Mark Archambault, Planning Board Member Ken Diskin & Dir. (AOCED) Alan S. Manoian. The scoring of the proposals result from the "Ten Scoring Criteria" contained in the issued RFP. The two highest scoring proposals are C. Moore (total score of 160/monetary offer \$50,000) & Wethersfield LLC (total score of 149/monetary offer \$100,000). The scoring results were submitted to the Office of the Town Administrator with a Scoring Group recommendation to the Ayer Board of Selectmen for the "C. Moore Proposal"; based upon a combination of both the monetary offer and the quality of the building redevelopment proposal. On Tuesday 3/20/2018 the Ayer Board of Selectmen will make the final decision and selection on which proposal/proposer that the Town of Ayer will proceed with to execution of P&S and real estate closing and deed transfer within 60 days. The AOCED will continuously work with the new owner/developer of the landmark historic downtown property to assure a first-class redevelopment of the property which when completed will contribute greatly to the future market-confidence of Downtown Ayer, and to the ongoing cultural, social and economic renaissance of Downtown Ayer.

Ayer Master Plan Process:

Over the course of the next two-weeks, the Director of (AOCED) will be working directly with the professional staff of Community Opportunities Group (COG), Master Plan consultants, during professional daytime business hours at both Ayer Town Hall and in the Boston offices of COG to complete and finalize the Ayer Master Plan Update. All Chapter Sections have been reviewed and edited. The last segment of work involves the integration/synthesis of the content, data profiles, objectives and goals into a clear, user-friendly and effective Implementation Plan platform. A full presentation/submission of the Ayer Master Plan Update to the Ayer Planning Board for review, discussion and vote will be scheduled for early April.

\$700,000 CDBG Grant Grove Pond Neighborhood Infrastructure Improvements:

The Dir. of AOCED and the Community Development Program Mgr., in coordination with the Ayer Public Works Dept., successfully met the 3/2/2018 deadline for the formulation, production and submission of a highly- competitive \$700,000 US Dept. of HUD CDBG Grant to fund comprehensive infrastructure improvements/reconstruction to

Prospect Street & Oak Street in Ayer Historic Grove Pond Neighborhood; the grant package submission was made to the Massachusetts Dept. of Housing & Community Development (DHCD). The results and project grant awards of the (Commonwealth of Massachusetts) 2018 US Dept. of HUD CDBG Grant cycle will be made public in July 2018. If awarded the \$700,000 CDBG grant the (AOCED) in coordination with Ayer Public Works Dept. will begin organizing, preparing bid documents, scheduling and coordinating for the Spring 2019 construction of the Prospect Street & Oak Street Infrastructure Improvement Project.

Town of Ayer 4th of July Celebration:

The (AOCED) has been tasked (with administrative support from Town Clerk/Treasurer Office staff) with the organizing, scheduling, fund-raising, coordinating, managing, administering and conducting the upcoming 2018 Ayer 4th of July Celebration; this as a result of the disbandment of the past 4th of July Committee. The Director of the (AOCED) has extensive professional experience with the formulation, production and administration of major special public events, however, being tasked with this unexpected and time-consuming effort will result in a number of other fundamental municipal economic development projects/programs/activities being delayed until post-4th of July. The (AOCED) will produce a great 2018 4th of July Celebration in Ayer, but the countless time-consuming duties, details and responsibilities of such an event (one-day) will compromise the delivery of other efforts over the next 3-months.

Various Current Projects & Ongoing Engagement:

- Park Street Corridor Form-Based Code (new urban infill development incentive/program);
- Carlton Circle (Ayer Rotary) Planting Island Improvement Project in partnership with MassDOT,(June 2018);
- Prospective buyers/developers regarding Shaker Rd. parcel development concepts;
- Partnership with Nashoba Valley Chamber of Commerce & Downtown Ayer Business Owners to establish new Downtown Ayer Business Association;
- New owner of former "La Sita Restaurant" Building on Park Street – as 1st prospective new local Pharmacy;
- 2nd prospective new local Pharmacy owner/operators seeking location in Town of Ayer;
- Local Industry Tractor-Trailer Parking & Overnight Stop Station development;
- Grady Research/Ice House Partners prospective new technology company tenant;
- Design, designate & introduce new (15-minute) parking space at Page Block (Du's Tailor/Dry Cleaners) in coordination with Dept. Public Works & Ayer Police Dept.;
- Concept, location & program development for Ayer Community Vegetable Gardens;