

# **Ayer Office of Community & Economic Development**

Monthly Report: March 2019

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

## **Administration of Community Development Block Grant (CDBG) Prospect & Oak St. Infrastructure Improvement Project:**

The project resulted in the submission of six (6) construction project bids. Construction contract between the Town of Ayer & J. D'Amico, Inc. of Randolph, MA was awarded on March 7, 2019. Pre-construction meeting is scheduled for early May. A pre-project Neighborhood & Community Informational Meeting is scheduled for May 8<sup>th</sup> at Ayer Town Hall. Dir. of AOCED, Supt DPW & DPW Engineer met with Ayer District Courthouse officials on April 19<sup>th</sup> to review construction plans & conduct site walk. The project is planned to begin in June 2019 and complete in approx. October 2019.

## **Pursuit of (Competitive) 2019 US Dept. of HUD Community Development Block Grant for Redevelopment of the Historic 1934 Ayer Central Fire Station for New Downtown Affordable Housing:**

Dir. of (AOCED) advised, administered and coordinated local Community Preservation Act grant funding application submission and review process with property-owner/developer. Dir. of AOCED attended and conducted presentations for Ayer CPC (Community Preservation Committee) to advocate the provision of funding in the amount of \$190,000. The breakdown - \$150,000 to fund development of (6) new deed restricted affordable housing units, and \$40,000 for historic building façade preservation work. Pleased to report the Ayer CPC voted unanimously to provide the grant funds, and to submit their recommendation to Town Meeting in May. The Dir. of AOCED will make formal presentation at May Town Meeting in support of the local grant funding. The Dir. of AOCED continually monitors and advises the ongoing "brick gable & cupola" restoration work, funded by CPC in the amount of \$30,000 at last year's Town Meeting. The AOCED continues to provide updates to our US Dept. of HUD CDBG Grant partners at Mass DHCD with regard to the redevelopment of the Ayer Historic Fire Station. The AOCED is scheduled to package and deliver a "highly-competitive" and "winning" CDBG Grant application in the amount of \$750,000 for the 2019-2020 grant round.

## **Park Street Corridor Form-Based Code Formulation/Production Process**

### **Schedule:**

The Dir. of (AOCED) has completed the final DRAFT of the Downtown Ayer/Park Street Form-Based Code zoning bylaw. Dir. of AOCED is engaged in final review with municipal legal counsel (KP Law), Office of the Ayer Town Planner & Ayer Planning Board. Dir. of AOCED will make presentation at April 23<sup>rd</sup> Planning Board Meeting. The Form-Based Code is proposed for submission for June 10<sup>th</sup> Special Town Meeting.

## **Ayer Commuter Rail Station “Historic Ayer Minton Tiles” Public Space Design Improvement Effort:**

The Dir. of (AOCED) has completed design and production process and proposes project installation for late March/early April 2019.

## **2019 Ayer Fourth of July Celebration Management:**

The AOCED is fully engaged in developing, organizing, fundraising, and managing the upcoming Ayer 4<sup>th</sup> of July Celebration Event scheduled for July 6, 2019.

## **Implementation of the Ayer Master Plan:**

The March Master Plan Implementation Luncheon focused on the “Land Use” Chapter as presented by Ayer Town Planner, Mark Archambault. The session was once again very well-attended and all municipal colleagues involved were highly-engaged in the discussion and process. The Dir. of AOCED announced the next phase in the ongoing and continual process of advancing the Implementation of the Ayer Master Plan – that being a next-round of “synthesis sessions” that will integrate the various departmental goals & objectives together into unified, incremental and comprehensive achievement of goals & objectives. The Dir. of AOCED proposes a “Pecha-Kucha” presentation approach to the “synthesis sessions”. The next Luncheon Roundtable will be “Economic Development” in late April/early May.

West Main Street Corridor Redevelopment/Transformation Partnership Project: Having formulated, coordinated and launched the West Main Street Corridor Redevelopment/Transformation Project last year with the day-long “West Main Street Corridor Visioning & Planning Conference” at Grady Research/Ice House Building, the Dir. of AOCED has continually worked to formulate, cultivate and develop a partnership between the Town of Ayer, Devens Enterprise

Commission, MassDevelopment & the Town of Shirley to plan, develop, formulate, produce and deliver both an unprecedented (multi-community) “Complete Streets Grant” application and a large “MassWorks Grant” that would fund new water & storm-water infrastructure, sidewalks, multi-modal transportation, new zoning through a Form-Based Code approach, and a new comprehensive development plan that would deliver a high-performing, high-value, compact, walkable, traditional village center to the current harsh, auto-centric, low-performing, low-value corridor.

### **Office of Community Development: Office of Community Development CDBG FY 18 Grant**

March 31<sup>st</sup> was the end of the third quarter in the CDBG grant cycle. A quarterly report was prepared and submitted to Massachusetts Office of Housing & Community Development (DHCD) reporting on the progress of Ayer’s Housing Rehab Program and the Prospect and Oak Street (CDBG funded) Infrastructure project.

The work on the first Housing Rehabilitation Unit has been put on hold until more favorable weather conditions. The proposed work is exterior work which will open the house to the elements. After initial applications we had the next two applicants withdraw from the program. Following the wait-list we are currently qualifying a three-family and two single-family properties.

### **Ayer Affordable Housing Committee (AAHC)**

The Ayer Affordable Housing Committee had their second meeting March 15<sup>th</sup>. The Committee voted to make the creation of Housing Production Plan one of the first priorities. The Community Development office submitted a DLTA (District Local Technical Assistance) application to MRPC requesting technical support in the development of our Housing Production Plan.