

Ayer Office of Community & Economic Development

Monthly Report: August 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 neighborhood infrastructure improvement project has progressed on schedule through August. New water line and sewer line replacement and re-design was completed during the month of July. Storm-water management systems reconstruction was completed during the month of July as well. Direct communication & interaction between the residents/neighbors of Prospect & Oak Street, the Ayer District Courthouse, and the AOCED & Ayer DPW has been noteworthy. The new sidewalks are now being prepped for upcoming construction in the month of September. As this infrastructure project is funded through a US Dept. of HUD Community Development Block Grant, the Dir. Of AOCED engaged in constant project site monitoring & mandatory (on-site) laborer wage rate interviews and documentation for required end-of project report submission to Mass Dept. of DHCD & US Dept. of HUD. The project is on-schedule for completion in late Sept./early October.

West Main Street Corridor Form-Based Code Formulation/Production Process Schedule:

The Dir of AOCED is fully engaged in formulating, presenting, refining and producing the West Main Street Form-Based Code for final delivery to Town of Ayer Special Town Meeting scheduled for Oct. 28th, 2019. Through the month of August, the Dir. Of AOCED has worked directly & in partnership with the Ayer Planning Board & the Ayer Office of Town Planner in drafting/reviewing the proposed Code. The Dir. Of AOCED will schedule a series of Public Review Forums during the upcoming months of Sept. & Oct. to provide for greatly valued public input and guidance as we approach the Special Town Meeting.

MassWorks Grant - West Main Street Corridor Redevelopment/Transformation Partnership Project:

The AOCED & Ayer DPW in partnership with the Devens Enterprise Commission & MassDevelopment met and worked together on the formulation, production delivery & submission of a \$3 million (2019) MassWorks Grant. The Team did outstanding work and submitted, on August 9th, a highly-competitive MassWorks

Grant application for the West Main Street Corridor; if successfully awarded, this grant would fund the construction of new water lines, new sidewalks, sidewalk trees, storm-water management, new bicycle lanes, and on-street parking for the West main Street Corridor connecting with the Verbeck Gate at Devens. The grant awardees will be notified in mid-October 2019.

AOCED & Nashoba Valley Chamber of Commerce “Open For Business” Forum:

On August 28th the AOCED in partnership with the Nashoba Valley Chamber of Commerce planned, organized, and conducted a very successful “Ayer Open For Business” Forum at Ayer Town Hall in the Great Hall. The Forum brought together 60+ business-owners, state economic & business development officials, state legislators and regional municipal representatives. The Town of Ayer presented two “Local Business Success Stories” being American Superconductor with a great address by John Kosiba, CFO & Ayer Family Pharmacy with an equally great address by owner Tracey Ezzio. The Dir. Of AOCED also made official announcement of the new Ayer IDFA Commercial Building Façade & Signage Loan Program to our business community. The event was a great success and resulted in a most favorable feature article in local/regional newspapers.

Ayer Affordable Housing Committee (AAHC)

The Ayer Affordable Housing Committee met on July 19th with special guest Jessica Strunkin, Ex. VP MassDevelopment/Devens. The (AAHC) meeting included not only preparatory work for the upcoming Ayer Housing Production Plan project (in partnership with Montachusett Regional Planning Comm.), but also an important discussion/dialogue on the proposed (residential) redevelopment of Vicksburg Square on Devens. The committee members and Jessica Strunkin engaged in a very productive and informative dialogue with regard to local/regional affordable housing needs, potential municipal impact resulting from proposed redevelopment, community engagement opportunities, and local/state/regional/Federal resources.

CDBG FY 18 Grant

Three housing rehab projects have been qualified and will be going out to bid in September. The FY 18 CDBG housing rehab grant has been amended to augment housing rehab money with \$53,000 of housing rehab program income. This will allow us to increase the goal for housing units rehabbed from 5 to 7 housing units.

Ayer Affordable Housing Committee (AAHC)

The Ayer Affordable Housing Committee met on August 16th. The Board reviewed MRPC presentation of demographic information and findings which will be used in the Town's Housing Production Plan. In addition, the Board discussed Devens' Mass Development V.P., Jessica Strunkin's presentation from the July meeting on the development of Devens' "Vicksburg Square".

ZONE BY-LAW CHANGES

Worked with both Mark Archambault, Town Planner and Ken Diskin Town planning board member to review and propose inclusionary zoning by-law changes. Helped Town Planner and Building Commissioner in the formulation of the proposed accessory apartment by-law.