

Ayer Office of Community & Economic Development

Monthly Report: September 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 continued to progress on schedule into September with final work to be completed by October. The new and high-quality concrete and vertical granite sidewalks were completed during the month of September. As this infrastructure project is funded through a US Dept. of HUD Community Development Block Grant, the Dir. Of AOCED continued with constant contractor & sub-contractor engaged 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:

During the month of September, the Dir of AOCED was fully engaged in completing the final draft formulation, presentation, refinement and production of 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 September, the Dir. Of AOCED conducted full-draft FBC presentation to the Ayer Planning Board on 9/10 & followed-up with final draft presentation on 9/24, at which meeting the Planning Board voted unanimously in favor of the proposed West Ayer Village Form-Based Code. The Dir. Of AOCED scheduled and conducted a (very well-attended) FBC Public Review Forum on 10/19 at Ayer Town Hall.

Ayer IDFA New Commercial Building Façade & Signage Loan Program:

The Dir. Of AOCED with guidance/direction of the Ayer IDFA Board of Directors formulated and launched the new Ayer IDFA Commercial Building Façade & Signage Improvement Loan Program in the month of October. The Dir. Of AOCED has engaged in outreach to our Ayer local business community regarding the new lending program – with the good result of two (2) prospective Commercial Building Façade Improvement Loan applications to be submitted for late October/early November. Also, the long-outstanding issue of the

Hartnett Insurance Policy Beneficiary proceeds due to the Ayer IDFA was settled and resolved to the satisfaction of the Ayer IDFA and the Town of Ayer.

Castle Rock Filming Application & Administration:

In late September, Olive Street Productions "Castle Rock" contacted the Dir. Of AOCED (Ayer Film Office) proposing to schedule a filming location for the 2nd Season of Castle Rock. The Dir. Of AOCED administered the municipal filming application process, administered communication with all municipal departments, and scheduled & conducted a co-ordination meeting between municipal dept. heads & Olive Street Productions representatives. The scene filming took place at the gas station at 42 Little Rd. on Monday evening of 9/23.

Proposed Ayer "Maker Space" Development & Public Forum:

The Dir. Of AOCED was contacted by Ayer resident James Jones in late Sept./early October with the concept of proposing the creation and launch of a "Maker Space" in Ayer; and to be established as a 501 (c3) non-profit organization. The Dir. Of AOCED and Mr. Jones have been working together on some fundamental aspects of such a Maker Space; and have scheduled an Ayer Maker Space Public Input Forum for Thursday, Oct. 30th at Ayer Town Hall.

CDBG FY 18 Grant

We have started the rehabbing of the three housing projects that were qualified last month. The bids that came in on all three properties were well within the estimated range, contracts were awarded, and work has begun. In the upcoming month, we will continue qualifying prospective properties, as well as oversee the work on the current projects.

Ayer Affordable Housing Committee (AAHC)

The Ayer Affordable Housing Committee met on August 13th. The Board finalized planning for the MHP "Housing Trust Workshop" to be held on Sept. 18th. The AAHC hosted the Housing Trust workshop, inviting regional communities to the training. Approximately 25 people attended including planners, planning and trust board members and concerned residents from the following communities, Ayer, Dunstable, Harvard, Groton, Littleton, Tyngsboro, Townsend and Lancaster. In addition, representatives from Mass Development and MRPC participated. The workshop was very successful and informative.

Housing Production Plan

A meeting with MRPC and OCED was held on the 17th reviewing MRPC work on Ayer's Housing Production Plan. It was decided that the Ayer Affordable Housing Committee would host a public input session on November 13th. A goal was set of December 31st, 2019 for the completion of the Housing Production Plan.

ADA Planning Grant Application

Work on the ADA planning grant application due in the MOD (Mass Office on Disabilities) by October 8th was begun. The office plans to submit this grant on or before October 2, 2019.