

Ayer Office of Community & Economic Development

Monthly Report: December 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:

As reported in the November 2019 Monthly Report - the AOCED are now in full project "documentation & Project Close-Out reporting mode" with extensive Federal/State project closeout requirements/submissions. Ayer's Mass Dept. of Housing & Community Development (DHCD) Project Manager is scheduled for a full project site inspection as well as in-office reporting/documentation monitoring & inspection for January 13th with AOCED staff. The closeout reporting will require several weeks of demanding staff activity.

Ayer IDFA New Commercial Building Façade & Signage Loan Program:

The Dir. Of AOCED originated, underwrote, packaged and presented the \$35,000 "Baker Loan" to the Ayer IDFA Board on Dec 4th. The Ayer IDFA Board approved the commercial loan for property located at 9 Washington Street in Downtown Ayer. The AOCED is currently underwriting and packaging another commercial loan for property located at 13 Groton-Harvard Rd. (*former Murphy Knives Building*), the new home of Applewood Controls, Inc.; scheduled for January presentation to IDFA Board.

Americans with Disabilities Act (ADA) Grant Application: On December 16th, the Dir. Of AOCED & the Manager of the Community Development Program were informed by the Office of the Town Manager that the \$30,000 Mass ADA Grant application submission was approved and awarded to the Town of Ayer by the Massachusetts Office on Disabilities. The AOCED is pleased to have played a significant role in securing this important local grant.

Historic (1934) Ayer Central Fire Station Redevelopment: During December, the Dir. of AOCED & Community Development Manager conducted critical coordination meetings with the Historic Fire Station owner & his architect to advance, formulate, produce & submit a \$800,000 US Dept. of HUD CDBG Grant; which will be due for submission to Mass DHCD in February 2020. The property-owner is scheduled to present a preliminary Site Plan to the Ayer Planning Board in early February. The AOCED staff is now in full grant-writing

mode – compiling and composing project descriptions, evidencing required community engagement & public hearings, project schedules, reviewing construction cost estimates, demographic profiles, finalizing local permitting, requesting letters of support, and many more etc's. Completed grant application is due for submission to Mass Dept. of Housing & Community Development the 1st week of March.

Devens Jurisdictional Framework Committee (DJFC): The Dir. Of AOCED continues to serve and actively attend the Devens Jurisdictional Framework Committee (DJFC) meetings. The Dir. of AOCED volunteered and proceeded to make design improvement to the Devens Community Outreach materials. The Dir. of AOCED has been designated to serve on the (DJFC) Community Engagement Sub-Committee

Downtown Ayer Winter Holiday Candlelight Stroll & Tree Lighting Ceremony: The Dir. Of AOCED working in partnership with Asst. Town Manager, Ayer PD, Ayer FD, Ayer DPW & Ayer Building Facilities Manager conducted a most successful 4th Annual Winter Holiday Candlelight Stroll & Tree Lighting on Saturday, Dec 7th. This proved to be the largest attended Main Street Candlelight Stroll as yet – with 400+ Candles being distributed to our event-goers. The AOCED also introduced the 1st Winter Holiday Ice Sculpture (The Historic Ayer Locomotive Engine & Caboose) on the front grounds of Ayer Town Hall – a real hit with the people! Last year we only distributed approx. 200 Candles. A great new local Winter Holiday event ready to get better & better.

CDBG FY 18 Grant: In December, the Community Development Program continues with two active Housing Rehabilitation Projects. One project is substantially completed awaiting final inspection. The other project experienced delay due to weather conditions and contractor scheduling – this project is scheduled to begin in early January 2020 – with completion estimated for February.

Ayer Affordable Housing Committee (AAHC): The Ayer Affordable Housing Committee met on December 13th. The Committee is actively discussing, contributing and reviewing the ongoing Ayer Housing Production Plan process. The Committee also is fully engaged in investigating and discussing the potential for the creation of an Ayer Housing Trust organization. In addition, the Committee also engaged in a dynamic discussion of FY 2020 Committee Goals.