



TOWN OF HOPEDALE

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BOARD OF SELECTMEN

Louis J. Arcudi, III, Chair
Thomas A. Wesley
Brian R. Keyes

BOARD OF SELECTMEN

Regular Minutes

July 16, 2018

Chairman Arcudi called to the Board of Selectmen (BOS) meeting to order at 6:30 pm in the Hopedale Jr. Sr. High School Dennett Auditorium

Present: Selectman Thomas Wesley, Selectman Louis Arcudi, Selectman Brian Keyes, Town Administrator Steven Sette, Town Counsel Attorney Matthew Feher, KP Law, and Videographer Jeffrey Ellis.

Chair Arcudi began the meeting with the Pledge of Allegiance. Following the Pledge of Allegiance asked for a moment of silence for Weymouth Police Officer Michael Chesna who was killed in the line of duty. A moment of silence was also offered for the woman who was also killed.

A. Public Hearing

1. 6:00 p.m. Urban Renewal Plan (Draper Falls)

Chairman Arcudi opened the Urban Renewal public hearing at 6:35 p.m. and reading the following public hearing notice;

"In accordance with the provisions of Massachusetts General Laws, Chapter 121B, the Hopedale Board of Selectmen will hold a public hearing on July 16, 2018 at 6:00 PM in the Hopedale Jr. Sr. High School Dennett Auditorium 25 Adin Street

On the request of the Hopedale Urban Renewal Committee and Board of Selectmen relating to the proposed Hopedale Draper Falls Urban Renewal Plan (URP) by removing certain decadent conditions that exist within the town's center as outlined in the Draper Falls URP.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Town Clerk's Office and may be reviewed during normal business hours."

Chair Arcudi announced the following ground rules for the public hearing;

- a) The Board of Selectmen will not take any action on the URP plan at tonight's meeting.
- b) The executive session has been canceled as the BOS is waiting on the decision of the Planning Board.
- c) The BOS will take no action until they have received the decision of the Planning Board one they receive their recommendation; the BOS will schedule another meeting to vote on the proposed plan.
- d) The goal of the public hearing is to obtain comment on the proposed URP. The BOS will not entertain any questions but may ask questions to speakers.
- e) All discussions will go through the BOS Chair, only one person may speak at a time until the Chair recognizes the next speaker. All speakers must say their name and address for the record. All parties must conduct themselves in civil manner.

Chair Arcudi then recognized Selectman Wesley who gave a presentation on the Urban Renewal Plan (see attached presentation).

Chair Arcudi then opened the meeting to public comment.

B. Public Comments

1. Ray Paulk 19 Bens Way – disturbed to see the part of the building that faces Hopedale Street being taken down and is also upset about the number of condominiums being built as he feels that this will reduce the value of homes in Hopedale.
2. Michael Bresciani 11 Anthony Road noted the website says the Planning Board and Board of Selectmen already been approved the plan. Chair Arcudi advised the information on the website is a DRAFT plan and the dates listed were simply the timeline approvals.
3. Douglas Radigan, Esq.- noted that he is a partner at Bowditch and Dewey. He represents the owners of the property Hopedale Properties, LLC and Hopedale Industrial Center, LLC, both entities combined contain over 77 acres and more than million square feet of buildings. Attorney Radigan stated that Mr. Shwachman has control over both those entities and has invested many millions of dollars into these facilities, including taking down buildings, environmental remediation, has addressed hazardous materials on-site and has attempted in the past to work as a partner along with the Town.

Attorney Radigan continued that Mr. Shwachman participated in the 2007 Draper re-use committee, which the plan is referencing today, however was never adopted by the Town. Town Counsel Attorney Matthew Feher was recognized by the Chair commenting that the discussion tonight is about the URP and not about the former re-use study. Chair Arcudi requested Attorney Radigan keep the discussion on the URP.

Attorney Radigan stated the current URP was based off the 2007 Draper Re-use plan, the process however was kept secretive referencing the project being similar to the Big Dig. Chair reminded Attorney Radigan to remain civil and not accusatory. Attorney Radigan continued that he has two letters and is happy to provide those letters to anyone who is interested and commented that limiting his comments to 3-minutes is “unfair” in light of the presentation being able to span 15-minutes. Again, Attorney Radigan referenced the 2007 plan and noted that today Mr. Shwachman is being noted as a “partner” however, this is the first time that Mr. Shwachman has been referred to as a partner. Attorney Radigan commented that it is clear the meeting has made up its mind without public comment on the process. What is missing is the voice of the public and the person who owns the land. Chair Arcudi interjected there will be other venues to discuss the project prior to the BOS voting on the proposal. In addition, the public will have many opportunities to be heard prior to the BOS voting on this. Attorney Radigan continued the economic development is false and misleading, advising the current administration there has not been funding for any of these urban renewal plans, so the public-private partnership is as financeable as the presentation.

4. Tara Cahalane 17 Haven Way- questioned the needs of staffing for the Police and Fire staff would be addressed. She would like to keep the history of the mill and therefore, would like to keep as much of the mill as possible. She would also like the focus to be more on commercial. Chair Arcudi advised that Selectman Wesley addressed these points in the presentation. The BOS agrees the history of the mill is important and will be taken into consideration as we go through the process.

5. David Fitzgerald-1 Social Street – commented that he is an abutter and can see the mill from his home and would like to see the front of the building kept. He would like to see retail space placed along the Hopedale Street part of the building.
6. Phil Shwachman – principal of Hopedale Properties, LLC, and Hopedale Industrial Center. Mr. Shwachman commented that he would like to comment without interruption. He stated that he owns most of the properties that make up the plan but has been distorted from the profits. This was done in secret without his input. Chair Arcudi requested that Mr. Shwachman stick with the facts. Mr. Shwachman stated he offered to be part of the process sending an email to the Town Coordinator offering to be on the Downtown Committee and no one ever responded to his request. Mr. Shwachman continued that he objects to the strongest of terms of being excluded and the whole thing should be put on hold until he can participate. If he is not allowed to participate voluntarily, he will use all of his resources to fight this claim. Mr. Shwachman continued that he only received the plan a little over a week ago, it is incomplete, it has numerous appendices that have not been provided. This is being rushed through the Town when many people are out of Town in an effort to ram it through without sufficient public review. He has experts that he wants to look at it, but they need time to review it. It is in the best of the Town to have this look at thoroughly as this plan affects the finances of the Town. Mr. Shwachman is requesting the hearing be continued for 30 to 60 days, so that they may provide his input to the Town and community, so the process is fully evaluated, and a plan is put forth that makes sense. Mr. Shwachman stated the plan has the facts wrong including; Finance-He is not going to give his property to the Town. He has spent millions of dollars. Chair Arcudi again requested Mr. Shwachman stick to the facts, interjecting the Town did not ask him to give his property to the Town. Mr. Shwachman continued the 2007 plan was never adopted by the Town despite his insistence and persistence; the Selectmen never adopted the plan. The Town is putting the cart before the horse. The Town should do the planning about what it wants, what it wants to look like and have the plans properly reviewed and approved. Only then propose a way to acquire, finance and develop the properties and parcels that are needed. The plan will get shot down by the state and the courts unless the Town does this properly. Mr. Shwachman continued that buildings are not decadent. He has the finances to develop them without an URP. The space is not blighted. Chair Arcudi again advised Mr. Shwachman that he needs to speak to the plan not what he has done with the property and needs to wrap it up and has 48 seconds. Mr. Shwachman advised that he has done much to improve the property. Because this has been railroaded through, there hasn't been time to learn about the background of the railroad that has been secretly designated as the prime developer and has had major problems in other towns in doing urban renewal. Mr. Shwachman urged to review their experience and background and share it with the public; the Hopedale residents deserve to know who they are dealing with.
7. Jayme Solomon – 6 Larkin Lane inquired as to the environmental concerns and increased traffic in the Parklands. Ms. Solomon mentioned there are protected species in the Parklands referencing a flower. She is wanting to know if there is a plan to protect these species in the Parklands during construction.
8. Sam Hockenbury – 15 Ballou Road stated he has not reviewed the plan but noticed a section abutting on Prospect Street that was not discussed. Mr. Hockenbury wants to make sure that it was explained in full in the plan. Selectman Wesley reviewed the map that Mr. Hockenbury was referring to and noted that is it not discussed in the plan.

9. Jessica Raddi – 14 Hope Street stated she is a fourth generation and is concerned of the types of people the housing will bring into Town and the impact on the school. She mentioned she has been through 2 school renovations and it was horrible.
10. Chris Mulroney – 66 Dutcher Street stated that 40B housing has been met. What is the pipeline for the developers and what is the amount chosen as your goal? Mr. Mulroney also inquired as to the impact on the school stating the build out has been done and believes that this project will in fact impact the schools, concerns regarding increased taxing. Chair Arcudi referenced the budget that addresses the school.
11. Christine Burke-8 Mendon Street also serves as a Water Sewer Commissioner wants the residents too know, the Water Sewer Commissioners (WSC) have not officially reviewed the plan. There is an infiltration issue and she is not really sure how the Planning Board will be able to address this issue by next week unless the WSC can call a meeting prior. Ms. Burke thanked the BOS saying, the Town really needs to do something and encourages Mr. Shwachman to work with the Town, as it has been a long road. Ms. Burke feels the process needs to be slowed down a bit to allow a couple of smaller group meetings, so people feel more comfortable. Chair Arcudi advised Ms. Burke the BOS is not voting today, the BOS wanted to hear what the publics thoughts and concerns were. Even after the Planning Board has their meeting the BOS will one or more meetings to address the school, history, water and sewer and savings to the Town. The Board is not looking to do this over the summer while people are away. Chair Arcudi recognized Selectman Keyes, who advised the Planning Boards meeting on August 1 is not to do a site plan review, it will not approve any site plan or demolition or any kind of development of anything. The Planning Board is to review and vote the concept of whether this plan is consistent with the Master Plan and that is the only thing they will be voting on. The Planning Board will have plenty of opportunity later on in the process to vote on site plans, buildings et cetera. Ms. Burke asked to clarify the Planning Board does not need the Water/Sewer Commissioners to review and vote on the plan before their meeting on August 1. Selectman Keyes conferred with BOS members who agreed, the W&S Commissioners do not need to vote on the plan prior to August 1.
12. Brian Burke-8 Mendon Street commented if there are 565 units how many bedrooms? Selectman Wesley responded most are one-bedroom units and are small 885 square feet, so they will not be bringing a lot of children in. Mr. Burke wanted to know how they would not impact the school system. Selectman Wesley responded that when a couple come into a smaller unit and have a child, they quickly run out of space. Mr. Burke also shared his concerns of passing all of the land in one chunk to a developer. Chair Arcudi stated there is no discussion on the land, the board is taking comment on the URP and what the community concerns.

Meeting video cut out. When the video resumed, there was no sound 1:20 minutes in.

C. Consent Items

1. Approval of June 18, 2018 Regular Minutes
2. Approval of June 28, 2018 Regular Minutes
3. Approval of June 28, 2018 Executive Minutes
4. Approval of July 12, 2018 Regular Minutes
MSDV to pass over the above minutes
Selectman Arcudi-Aye; Selectman Keyes-Aye; Selectman Wesley-Aye
MSDV to pass over the above minutes

5. Vote to approve Warrant 18-53, 18-53P and 19-01 and 19-01P as approved by Selectmen Keyes and Wesley
MSDV to approve warrants 18-53, 18-53P and 19-01 and 19-01P as authorized by Selectmen Keyes and Wesley
Selectman Arcudi-Aye; Selectman Keyes–Aye; Selectman Wesley–Aye

D. Appointments and Resignations

1. Vote resignation of Kristi LoPorto from the Hopedale Cultural Council
MSDV to accept the resignation of Kristi LoPorto from the Hopedale Cultural Council
Selectman Arcudi-Aye; Selectman Keyes–Aye; Selectman Wesley–Aye

E. New Business

1. Vote 9th Annual Larry Olsen 10K Classic on Saturday, September 29, 2018 (Christopher Kivior)
MSDV to approve the 9th Annual Larry Olsen 10K Classic on Saturday, September 29, 2018 (Christopher Kivior)
Selectman Arcudi-Aye; Selectman Keyes–Aye; Selectman Wesley–Aye
2. Vote on Urban Renewal Plan and Recommendation for Submittal to Department of Housing and Community Development (DHCD)
MSDV to pass over Vote on Urban Renewal Plan and Recommendation for Submittal to Department of Housing and Community Development (DHCD)
Selectman Arcudi-Aye; Selectman Keyes–Aye; Selectman Wesley–Aye

F. Old Business

None

G. Public and Board Member Comments

None

H. Correspondence and Selectmen Informational Items

1. Letter dated June 11, 2018 from FEMA regarding Flood Insurance Rate Maps

Board members had no questions on above correspondence

I. Requests for Future Agenda Items

J. Administrator News

K. Adjourn into Executive Session

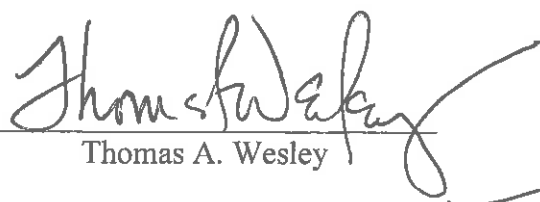
1. Urban Renewal Project Master Development Agreement

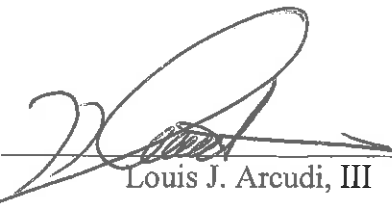
Chair Arcudi announced there would be no executive session this evening.

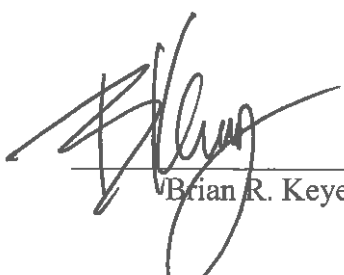
L. Adjournment

With no further regular business before them, the Board of Selectmen adjourned their regular meeting and entered executive session at 8:13 p.m.

MSDV Selectman Arcudi-Aye; Selectman Keyes-Aye; Selectman Wesley-Aye


Thomas A. Wesley


Louis J. Arcudi, III


Brian R. Keyes

Hopedale Board of Selectmen

*MSDV – Moved, Seconded, Discussed and Voted

Thank you for attending this Public Hearing on the proposed Draper Falls Urban Renewal Plan. Before I start the detailed presentation, I want to speak to you from the heart about the promise of this plan and what it might mean for the future of Hopedale.

When one thinks of our beautiful town in its industrial heyday it was an urban center. More than four thousand people once worked at the Draper Corporation. Rail lines ran through our town to ferry those workers. The Industrial Revolution occurred right here in our backyard. The former Draper plant is a remnant, a decayed and blighted remnant, of our urban past.

In a very real sense, the future of our town has never fully been in our hands. Until now. Draper Corporation defined our town. When they left Hopedale, they took with them a piece of our identity. When they closed their doors more than 35 years ago, their benevolence ebbed. Speculative questions emerged. Will they come back? Will someone else move in? Can the buildings be repurposed? Can we regain our lost tax base?

These are the same questions we ask today. It's what we speak about whenever we gather. It's what visitors always ask when they come to town. Our fate was thrust into someone else's hands; we could not answer those questions.

And the biggest question of all is this: What will we become?

Wouldn't you like to have an answer to this question? Wouldn't you like to direct the future of our town?

We can. And it starts with this process. Right here. Right now.

This evening we move the discussion from speculation to investment. Investment guided not by mere chance or spot opportunity but by mutual commitment and shared risk. Land acquired without a plan is not an investment, it is speculation. Thirty years of speculation has not resulted in development. It has only brought decay.

The town is obliged to protect the rights of every stakeholder in these discussions and we will do that. The law will guide our process as it has always done. The law protects the rights of the land owners to be fairly compensated for their holdings. We honor that process. The law also protects the right of our the town to direct its own future. We have the right to convert decadent, blighted and substandard properties into a development that serves the needs of our community as our community dictates. We are obliged to offer fair compensation for the value of all property within the plan but we have no obligation to make a speculator whole on a non-productive investment. Many of us in this room can relate to making an investment that just didn't pan out.

After 35 years of brick-by-brick decay it is time to declare that speculative investment as a failure. As a town we have been extremely patient, even hopeful. But our patience is at an end.

This is time for choosing. Choosing the future instead of the past; choosing vitality over decay; choosing a future for Hopedale's children that offers green space and recreational upgrades; choosing a future for Hopedale's adults that offers new town offices and retail establishments; choosing a future for our seniors that offers river walks and new residential options; choosing a future for all taxpayers that generates more revenue for the town to provide the services we so desperately need to fulfill the promise of the Town of Hopedale.

Public Law offers us a way forward. Urban Renewal Planning as defined by Chapter 121(b) provides a means for us to regain control of our destiny and to take it out of the hands of speculators.

It gives us the right to end the blight.

Let me be clear. This process is just beginning. It is nowhere near the end. There is room to maneuver and to adapt. But it starts with submission of this Urban Renewal Plan to the Commonwealth of Massachusetts to determine if what we are suggesting is, indeed, true. That the Town of Hopedale, to quote from the plan, "...has determined that a certain area within its jurisdiction constitutes a "decadent" area."

It will be up to the Department of Housing and Community Development to determine if they agree. If they do, it opens the door to enter into a Public Private Partnership with a developer or developers to enact the master plan described in the document. It does not tie our hands. It does not dictate precisely how the parcels of land will be assembled. It does not dictate the private side of the Public Private Partnership. That comes down the road.

If the State does not agree with us then nothing changes and we will continue as we have until now at the mercy of speculative investment.

The Board of Selectman unanimously support this path. We are conducting this hearing to address several priorities important to us all.

The first is public safety. We believe the Draper plant poses a severe risk to public health and physical safety in the event of a fire. Further, there remains a potential for additional environmental contamination based upon the condition of the roof. That contamination, as well as existing conditions, may have potential effect on our aquifers. These are concerns for which we all should be seeking remedy.

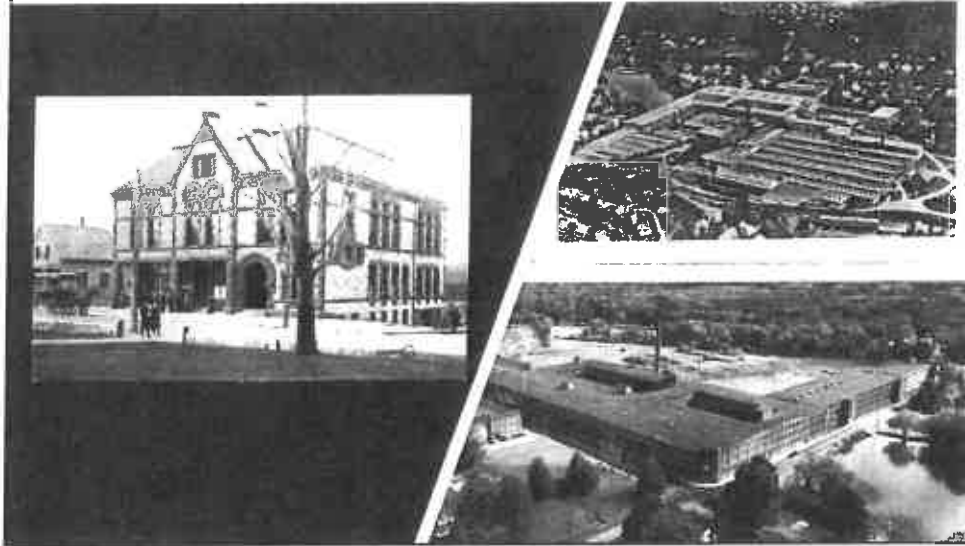
Secondly, we wish to expand the revenue side of our budget through disciplined expansion of our commercial and residential tax base. Our economic health as a community lies in the balance. The quality of our infrastructure, town services and education are directly proportional to our ability to adequately fund these essential elements of our budget.

Finally, as stated in the plan, we wish to revitalize and strengthen the heart of Hopedale, the town center, and sustain the quality of life for Hopedale residents and businesses for generations to come.

We believe that development in the town center will encourage a diverse mix of uses. These include a mix of housing, businesses, assisted living, railroad-related services and industries, and open space to create sustainable business employment opportunities. This will provide for economic development and, over time, deliver a net increase to tax base and employment. In short, we wish to retain the unique character of Hopedale.

We seek your support in this endeavor. Now, let's get into the presentation itself.

Draper Falls
Urban Renewal Plan
Public Hearing
July 16, 2018



What is an Urban Renewal Plan

- The Mass urban renewal program encourages sound growth and provides tools for communities to revitalize decadent, substandard or blighted open areas.
- Prepared in accordance with M.G.L. Chapter 121B, reviewed and approved by the Department of Housing and Community Development (DHCD).
- Defines the community's specific strategic planning and implementation plan for the target area.
- Will function as a State-approved Master Plan.
- The URP builds upon the 2007 Draper Reuse Committee Study.

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What are the Elements of an Urban Renewal Plan?

- Statement of Need
- Delineated URP Boundary
- Extensive Project Area Data
- Project Area Eligibility Designation
- Goals and Objectives
- Identify Specific Parcels for Acquisition & Assemblage
- Economic and Community Development Strategies
- Targeted Public Improvements and Investments
- Implementation Plan Budget and Funding Sources
- Preferred Developer: Public Private Partnership
- Municipal and State Approvals
- Public Outreach

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Urban Renewal Plan Benefits

- Attracts public and private investment stimulating economic growth
- Improved accessibility to funding at State and Federal level
- Affords a thoughtful and flexible approach to planning and development
- Enables land assembly and acquisition when needed and appropriate.
- Allows local redevelopment agency to select a preferred developer and create a public private partnership for project implementation
- Targets capital improvements for infrastructure to support new development
- Supports development that might not otherwise occur without government involvement

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URP - Financial Opportunities

- MassWorks Infrastructure Projects
- Transportation Enhancement Program
- Chapter 90 Funding
- MA Parkland Acquisitions and Renovations for Communities (PARC)
- Land and Water Conservation Fund (FWCF)
- EPA & MassDevelopment Brownfields Funding
- District Improvement Financing
- Economic Development Incentive Program
- New Market Tax Credits
- HUD Veterans and Senior Housing Assistance
- Public Private Partnership with Preferred Developer

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General Assumptions for the Draper Falls URP Public Private Partnership

- Minimize most cost to the Town
- Consider like-kind Highway Department facility replacement
- Town will aggressively pursue federal and state grants for environmental remediation/ insurance, transportation improvements, senior housing redevelopment and other infrastructure improvement including rail
- Town to require current owner of Draper Plant to make building safe according to MGL or demo facility where appropriate
- Water and Sewer consumption will be similar or less than what the area previously used
- Zoning Overlay will allow Preferred Developer to orderly implement approved mixed-use redevelopment plan to pay for project improvements.

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Hopedale Urban Renewal Plan Goals

- Preserve the Heart of Hopedale
- Have a strong identity and image while sustaining a high quality of life for residents
- Promote business expansion
- Encourage a mix of uses
 - Housing
 - Business
 - Industry
 - Rail and open space
- Deliver a net increase to the Hopedale tax base and employment.
- Leverage access to the railroad and highway network and nearby regional development in a manner that supports balanced and sustainable development

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2007 Draper Reuse Study Elements

- Mixed Use Development (Town Appropriate Scale)
 - Office/Medical/Retail (~175,000 sq.ft.
 - Retail on ground floor, housing on upper floors
- Housing (key to economic vitality of project) must minimize impact on school
 - Residential 400-500 condo units
 - Three Bedroom Housing Units 40-65 units
- Infrastructure
 - Access – Reuse Fitzgerald Drive as primary traffic access to RT 16
 - Reconnect Bancroft Park to Town Center that is now isolated
 - Relocate DPW facility to another location in Town
 - Parking – provide direct access from RT 16, minimize local roads
- Passive recreation and walking areas

~R

Proposed Way Forward

- Hopedale to enter into a Public Private Partnership (PPP) with relevant parties (First American Realty and/or Grafton & Upton RR) as the principal land owners
- The development arm of G&U (First Colony Development) would serve as Master Developer.
- First American Realty participation is uncertain as of now

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Chronology of Events

- Town Meeting Approved Urban Renewal for the former Draper Mill Complex on December 11, 2017
- Approved by Hopedale Downtown Revitalization Committee on June 13, 2018
- Approved by Hopedale Housing Authority & Transferred Implementation to Board of Selectmen June 19, 2018
- Submitted to the Mass Historical Commission on July 5, 2018
- Draper Falls URP Public Hearing conducted by Hopedale Board of Selectmen on July 16, 2018
- Hopedale Planning Board to determine consistency with Hopedale Comprehensive Plan (TBD)

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Downtown Revitalization Committee

- May 2017: Downtown Revitalization Study authorized at Town Meeting
- November 2017: Urban Renewal Plan Committee authorized under Hopedale Housing Authority approved by Town Meeting
- February 2018: URP Committee jointly approved by Board of Selectmen and Hopedale Housing Authority
 - Jason MacDonald (Chair) Jim Abbruzzese
 - Deb Montville Ellen Murphy
 - David DeVore Don Howes
 - Michael Collins Dave Guglielmi
 - Stephen Chaplin
- June 2018: HHA accepts the recommendation of the URP Committee to forward the Urban Renewal Plan back to the Board of Selectman for Public Hearing

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Areas of Major Concern to the Town

- Housing impact on school system
 - 130 students today are school choice
 - Phased introduction of housing over many years
 - School Superintendent is comfortable with the plan
- Water and Sewer impact
 - Additional water tower envisioned
 - Infiltration and Inflow (I&I) from site believed to be high
- Town Center traffic
 - Main access to site from Rt 16
 - Connector road (Peace St to Hope St) will ease burden

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Urban Renewal Plan Proposed Submission Discussion

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Objective

The Draper Falls URP will revitalize and strengthen the heart of Hopedale, the town center, and sustain the quality of life for Hopedale residents and businesses.

Development in the town center will encourage a diverse mix of uses, including the potential mix of housing, businesses, assisted living, railroad-related services / industries, and open space to create sustainable business employment opportunities.

This will provide for economic development and over time deliver a net increase to tax base and employment.

The Draper Falls area will leverage its access to the railroad, highway network, and nearby regional development in support of balanced and sustainable development and the unique character of Hopedale.

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Urban Renewal Plan Framework

The Draper Falls URP provides the framework for a series of redevelopment initiatives to advance revitalization of Hopedale town center based upon:

- Leveraging market opportunities
- Utilizing key community assets
- Correcting transportation deficiencies
- Creating and adopting zoning overlay district
- Increasing public amenities, including parking, transportation modes, parks and recreational opportunities to reconnect the community

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Urban Renewal Plan Conceptual Elements (1 of 3)

- Create a mixed-use development that includes a new pond-view (classic turn of the century) residential neighborhood center
- Greater public access and use to Hopedale Pond and parklands
- Provide opportunities for new business development to serve residents and region
- Reopen Fitzgerald Drive, linking the area to alleviate traffic congestion and provide enhanced access to/from existing residents
- Incorporate aesthetic and pedestrian-friendly 1890's period streetscape improvements
- Facilitate the redevelopment of a portion of the vacant million-square-foot mill building, if structurally sound, for housing

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Urban Renewal Plan Conceptual Elements (2 of 3)

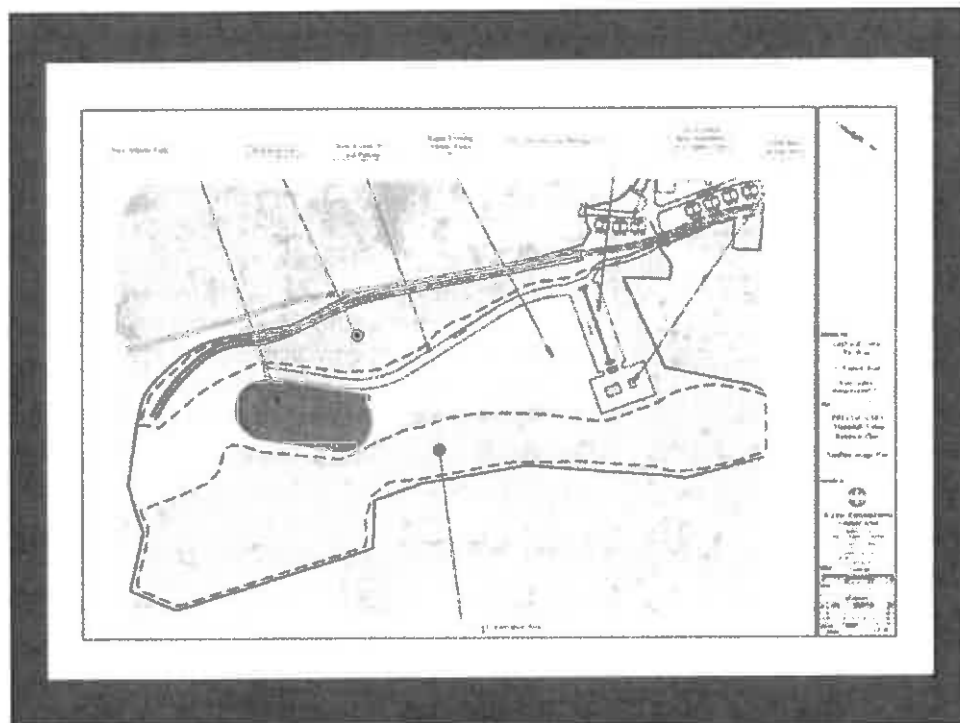
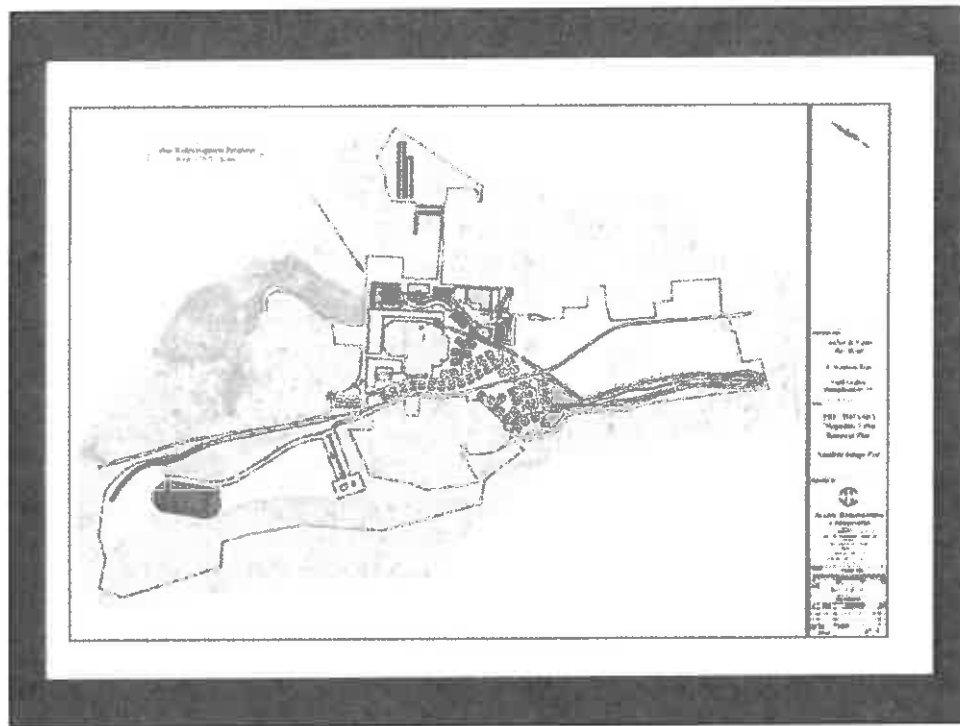
- Transform the vacant Draper plant into an attractive mixed-use neighborhood reconnecting the town
- Undertake environmental remediation and related site improvements, as necessary, to support redevelopment activities
- Improve use of town center amenities through development of enhanced views, increased recreational amenities, and improved pedestrian-friendly access
- Incorporate commercial use on ground floors that could include professional live/work lofts
- Create a site for a new DPW facility to be relocated
- Build office space for a new Town Hall in the Draper Falls URP

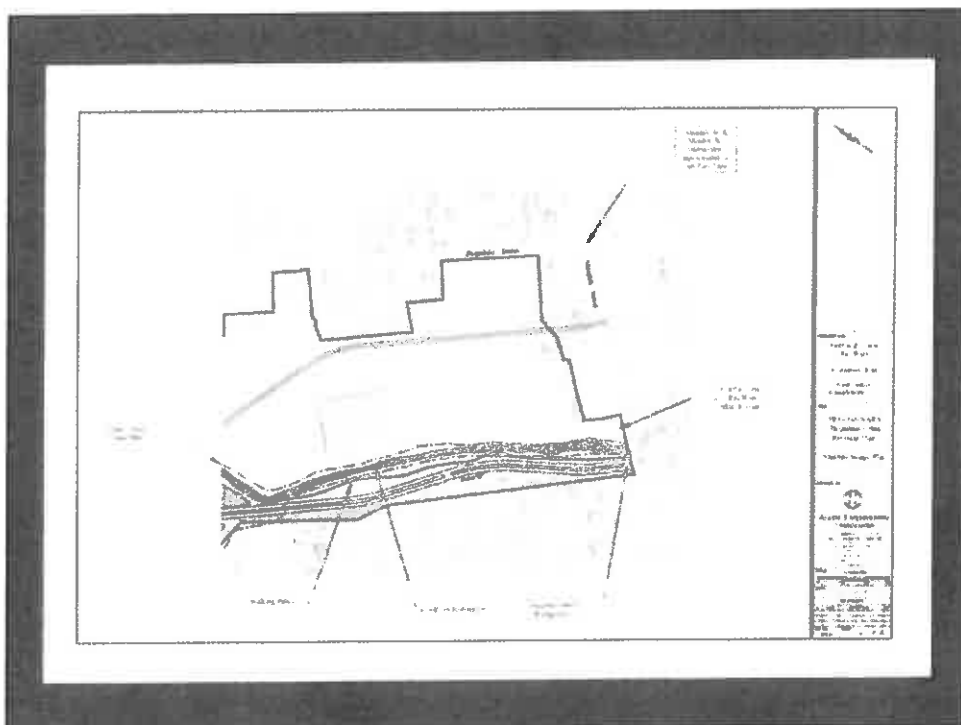
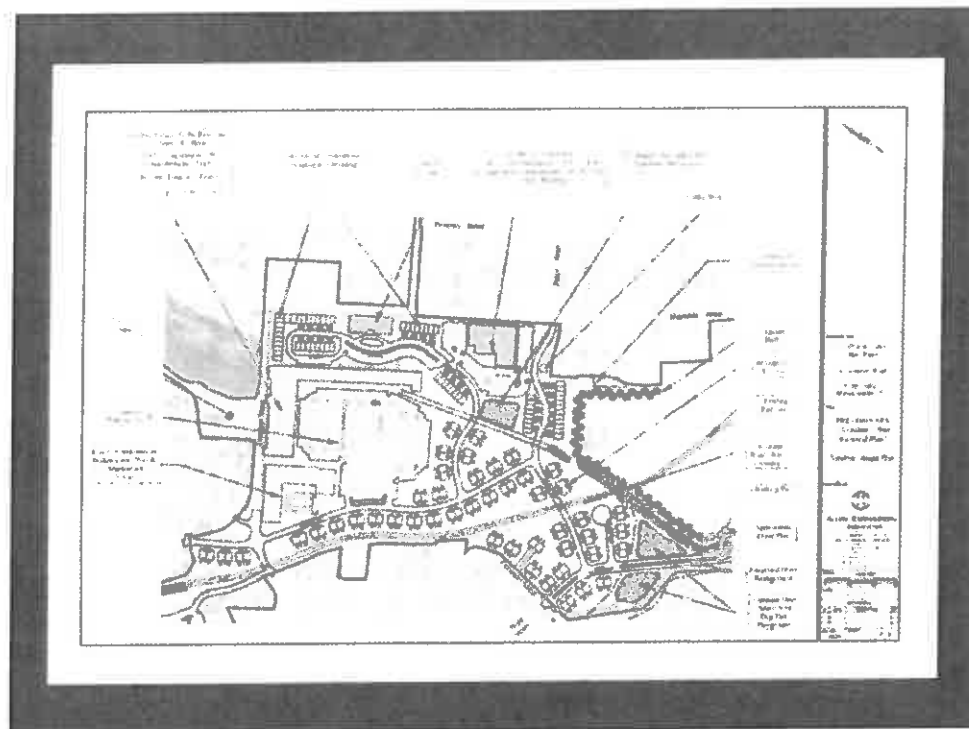
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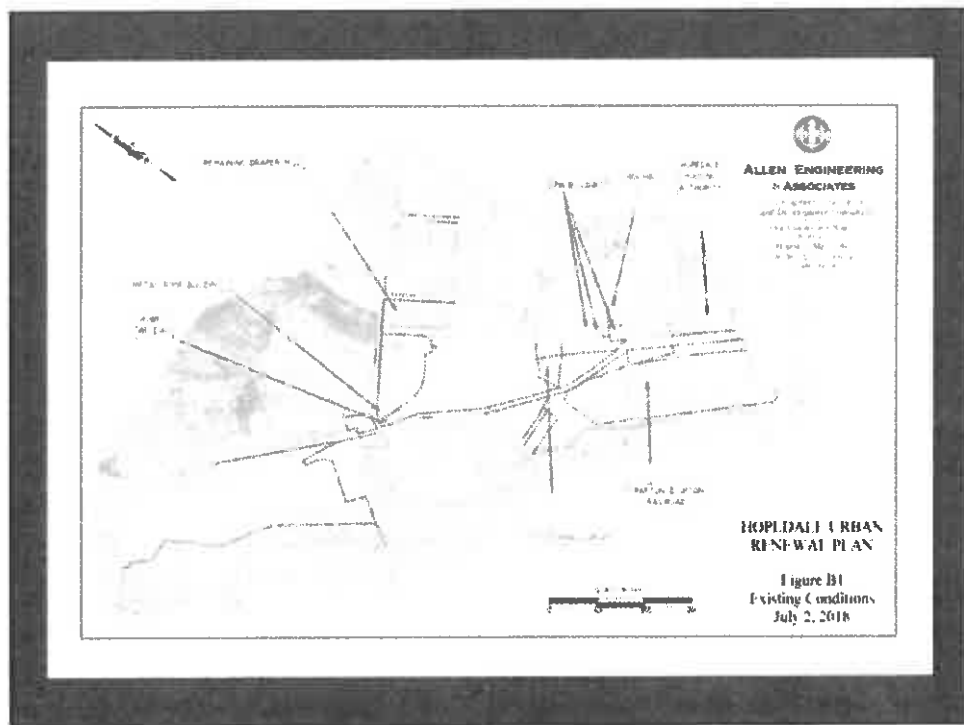
Urban Renewal Plan Conceptual Elements (3 of 3)

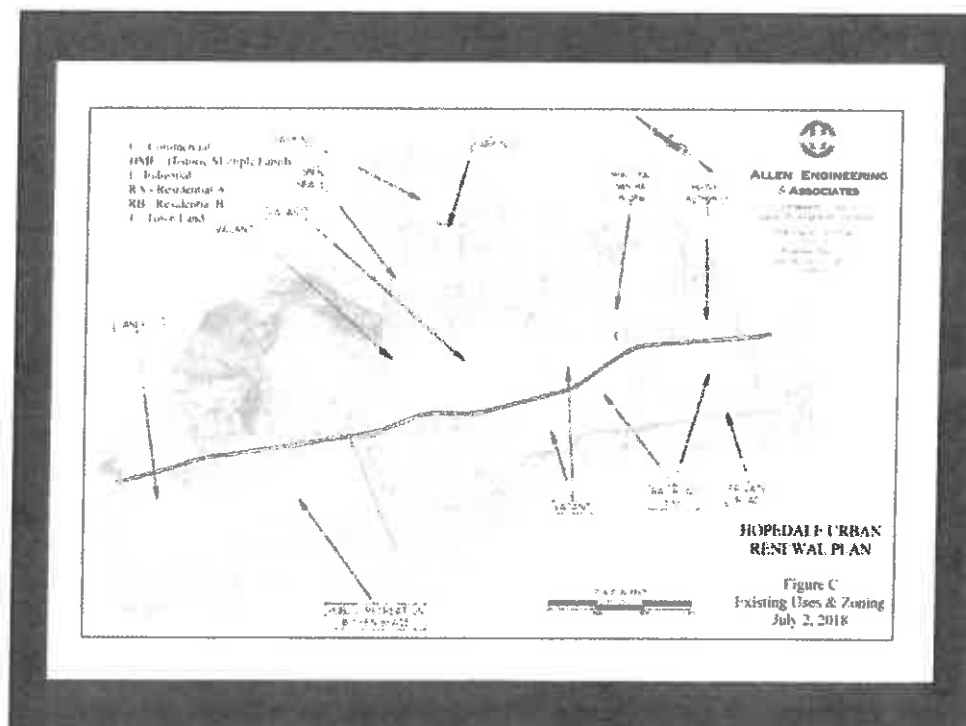
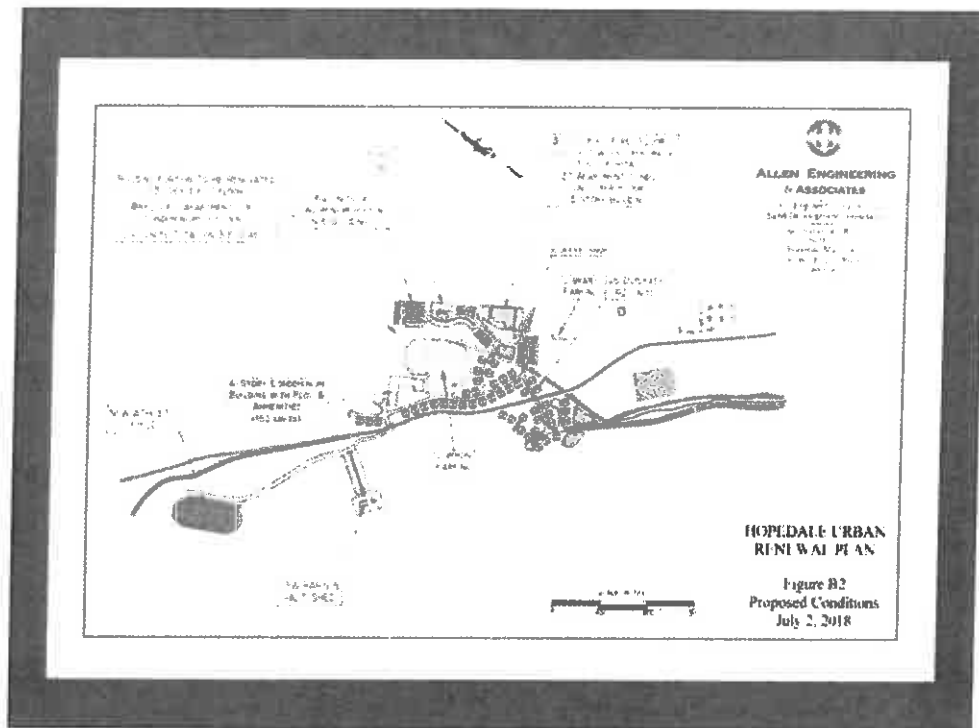
- Undertake acquisitions necessary to implement the public improvement activities.
- Extend public access, currently isolating a large portion of the town, to the Draper Falls URP and reconnect the isolated Bancroft neighborhood via Hope and Peace Street connector.
- Explore building a new Housing Authority Complex with state and federal funding in a later phase ONLY at the request of the Housing Authority.

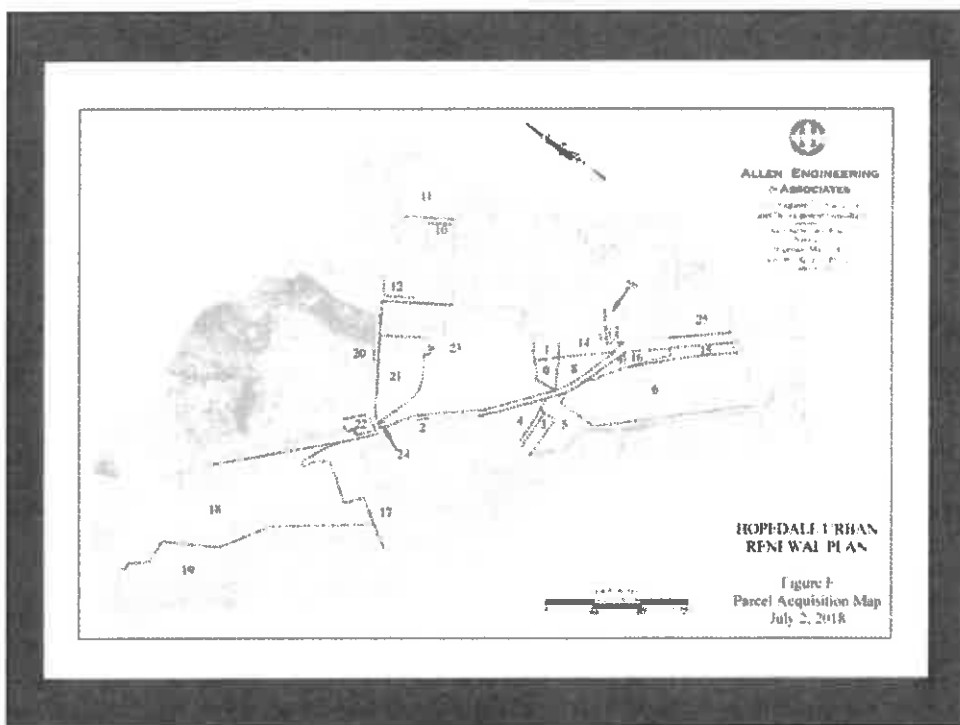
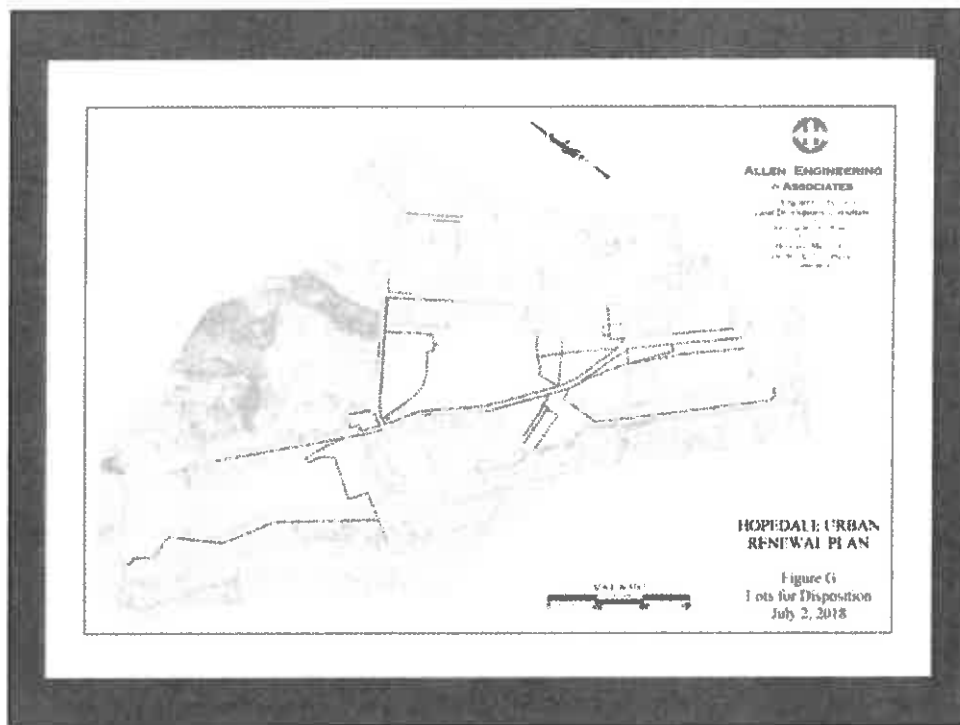
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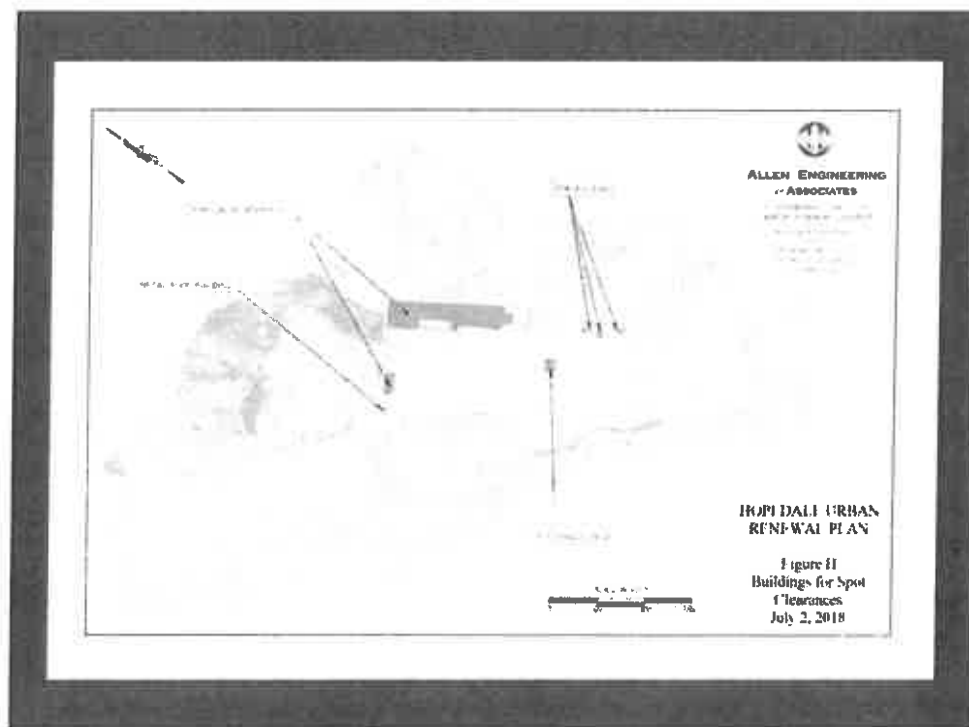
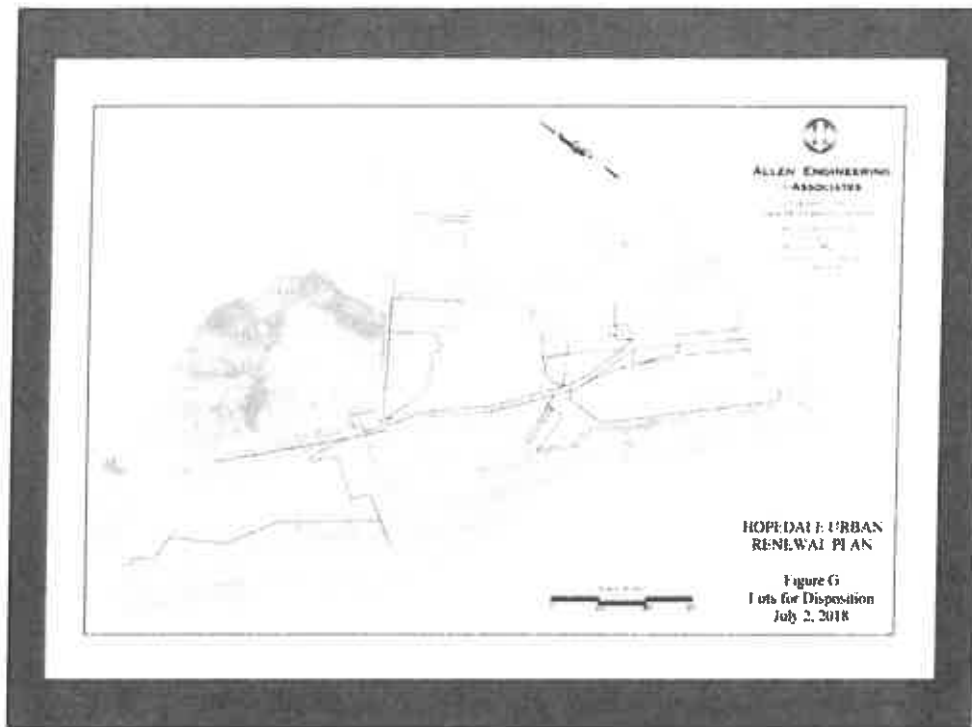












Timeline Potential 2018 (1 of 2)

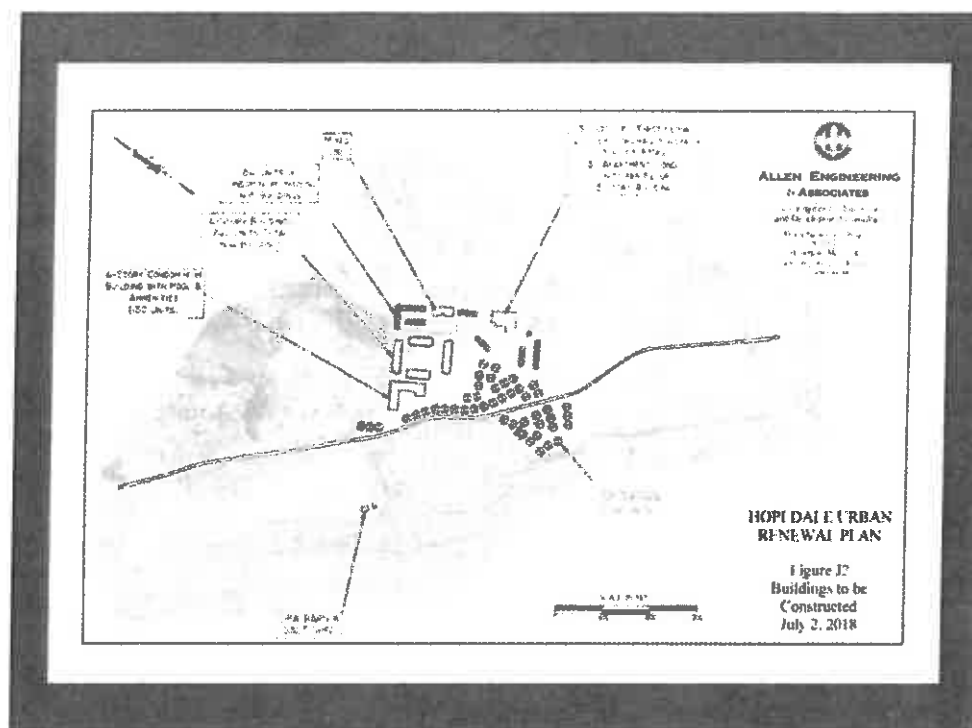
- Phase I Pre-development (URP and MEPA):
 - Approval of Urban Renewal Plan both locally and by Department of Housing and Community Development
 - Approval of Master Development Agreement and Land Disposition Agreement with the Preferred Developer Grafton and Upton Railroad.
 - MEPA approval by EOEPA allows for project implementation and land assembly
- Phase II Pre-development (Land Assembly and Environmental Assessment):
 - Land Assembly. It is anticipated that the owner of the former Draper Mills will partner with Draper Falls LLC. However, if the parties are unable to reach an agreement that will properly benefit the town, the Board of Selectmen will move forward with the acquisition authority granted per the approval of the Draper Falls URP in the best interest for the residents of the town of Hopedale.
 - The Developer will begin invasive environmental testing, installation of monitoring wells, and structural analysis of the former Draper Building to determine if there are any parts that can be salvaged.
- Phase III Pre-development (Zoning, DIF, and Transfer of Public Land):
 - Approval of zoning overlay district to implement the Draper Falls URP (Town Meeting)
 - Approval of District Improvement Financing Plan for town's Matching funds to implement the Draper Falls URP. (Town Meeting)
 - Approval to transfer town land to the project for the implementation of Draper Falls URP. (Town Meeting)
 - Upon passage of the items listed in Phase III, Developer will take ownership of all assembled property within Draper Falls URP based on Land Disposition Agreement with Board of Selectmen to begin implementation phase.
- Phase IV Project Implementation (Demolition and Site Preparation):
 - Developer begins environmental remediation necessary for redevelopment
 - Developer begins demolition of the former Draper Complex slated for demolition
 - Developer begins site preparation and utilities replacement for implementation of Draper Falls URP

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Timeline Potential 2019 and Beyond (2 of 2)

- Phase V Project Implementation (Initial Roadway, Utilities, and Town Hall):
 - Construction of roadway (Peace to Hope Street) plus all underground utilities
 - Railroad crossing for new roadway, realignment of roadway, and platform area.
 - Construction of new building that will house the Town Hall office space.
 - Construction of off-site improvement with traffic improvements at intersection of Hopedale St. and Rt. 16
- Phase VI Project Implementation (Second Roadways and Utilities):
 - Baseball/softball field repair and parking lot upgrade
 - Construction of Roadway A plus all underground utilities
 - Railroad realignment and area for special events dinner train platform
 - Construction of roadway B plus all underground utilities
- Phase VII Project Implementation (Third Roadways and Utilities):
 - Reconstruction and utilities upgrade of the Fitzgerald Drive roadway D.
 - Town hall conversion to condominium
 - Construction of roadway E plus all underground utilities
- Phase VIII Project Implementation (New Field and DPW facility):
 - Construction of new roadway, parking and new athletic field
 - Construction of new DPW facility
 - Installation of new water stand pipe, as needed.

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Draper Falls Urban Renewal Plan Preliminary Findings

Draper Falls Urban Renewal Plan Preliminary Findings

- The Board of Selectmen have determined that the urban renewal area is detrimental to the safety, health, welfare, and sound growth of Hopedale making it improbable that the area will be redeveloped by the ordinary operations of private enterprise. These conditions have necessitated the preparation of this Draper Falls URP.
- The following pages are findings that are required to be made by the Department of Housing and Community Development (DHCD) with Board of Selectman comments

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Draper Falls Urban Renewal Plan Preliminary Findings: *Private Enterprise*

- The project area would not by private enterprise alone and without either government subsidy or the exercise of governmental powers be made available for urban renewal;
 - *Over thirty years without private enterprise demonstrates that this Draper Falls URP requires both governmental subsidy and exercising of governmental powers. The cost to remediate, tear down the unsafe buildings, and provide the necessary infrastructure far exceed the fair market value of the property.*

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Draper
Falls Urban
Renewal
Plan
Preliminary
Findings:
*Financial
Plan*

To be useful the Draper Falls URP must be economically viable or it will remain a "concept" and a "plan". Nothing will be built. The plans and report will remain on the shelf, alongside countless other studies and proposals and concepts. Only if the proposed uses are economically viable will state, federal, and private grants and private financing be able to be obtained.

Each element of the Draper Falls URP is economically viable. The cornerstone to viability of the Draper Falls URP is mixed-use housing up to 565 units.

The Board of Selectmen intends to rely on a mix of funding sources, including federal, state, local funding opportunities, and public private partnership with preferred developer to generate private investments to implement the Draper Falls URP.

In addition, the Board of Selectmen will invest in the Draper Falls URP by pledging future tax revenue with the adoption of district improvement financing and the communities' commitment to match equally the developer's investment with Town Meeting approval.

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Draper Falls
Urban
Renewal Plan
Preliminary
Findings:
*Decadent,
Substandard,
Blighted*

Based upon the data presented herein, the project area is decadent beyond remedy and controlled solely by the existing regulatory process and it cannot be dealt with effectively by the ordinary operations of private enterprise and without the public intervention provided for in the Draper Falls URP. Therefore, the redevelopment and/or rehabilitation of the area by the means set forth in the Draper Falls URP is necessary to achieve the permanent and comprehensive elimination of the decadent conditions that currently exist in the project area and to facilitate revitalization.

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Draper Falls Urban Renewal Plan Preliminary Findings: *Sufficiency*

The urban renewal plan is sufficiently complete, as required by section one; and

The Draper Falls URP as approved by the Board of Selectmen fully complies with all sections as required under 760 CMR 12.00 Urban Renewal Regulations

Note: The URP will not be voted on by the Board of Selectmen or Planning Board until after the Public Hearing

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Questions and Answers Do's and Don'ts

- Do be mindful of the length of your comments. Many people will wish to speak.
- Do remember that these plans are conceptual and that design elements can change
- Do recall that the nature of partnerships can change as business relationships mature
- Do download these documents from the Town of Hopedale website
- Don't make assumptions regarding land acquisition and partners. It is too early.

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