

## **HDC Meeting Minutes September 5, 2013**

The HDC meeting was brought to order at 7:30 am with all board members present including:

- Brian Stein, Chairman
- Bill Gisness
- Dace Carey
- Anthony Nickas
- Rick Mitchell

Led by Brian Stein, the HDC board discussed the recent offer by Bob McRae, via his real estate agent, to sell both the front offices on Willow Street that currently houses the shoe repair shop and barber shop, and Bob's house behind the shops to the town for a sum of \$600,000 with an annual escalator clause, and a life estate that would allow Bob to remain in his house until he decides to vacate it.

The board then collectively discussed options for financing the purchase of the property and the need to identify sources of that financing. It was mentioned that Deb Nippes-Menna, the Town of Hamilton's Finance Director, had indicated that the Salem Five is the Town's Bank of Record and might be a good place to start discussions on financing and that the HDC would be required to present the bank with a detailed financing plan for the McRae property acquisition. The board voted to authorize Anthony Nickas to send Bob McRae's real estate agent a letter acknowledging receipt of the offer and expressing an interest in pursuing it.

The board then discussed the need for an educational forum on waste treatment needs and options in the downtown. It was recognized there is a need for all stakeholders to understand the types, technologies, and sizes of possible sewage treatment plants to address the concerns of noise, smell, and size of a facility to serve the commercial district. The board agreed that it should sponsor an educational forum in October for all residents to present information on various waste water technologies. It further discussed options for bringing in a consultant to lead the public information session.

Finally, the board discussed the status and progress of the public "visioning sessions" sponsored by the HDC and coordinated by the Metropolitan Area Council (MAPC) under a grant from the Barr Foundation. It was agreed the HDC needed to take steps to publicize the planned October 3<sup>rd</sup> meeting for all resident to learn about and offer their opinions on future development in the downtown. Various options for advertising the meeting were discussed including a possible mailing and a Letter to the Editor in the Chronicle & the Patch. Rick Mitchell was tasked with writing and submitting an article to the Chronicle and Patch. The board voted to adjourn the meeting at 8:29 am.