

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

February 15, 2017

Members Present: Bill Gisness, Tom Goodwin, Rick Mitchell, Anthony Nickas, and President, Brian Stein

Coordinator: Dorr Fox

This meeting was called to order by Brian Stein at 7:31 am with a quorum established.

Warrant

Brian Stein described the Warrant HDC17-17 to include funds of \$704.71, \$400.00 of which was for water bills that Alex Dale did not pay. The entire bill was not Mr. Dale's and it would be determined which portion he was responsible for. Dorr Fox had given the new tenant's name to the water department. The Corporation would pay the invoice and bill Mr. Dale. A check was received from Andy for previous bills. The other portion of the warrant was for a Harborlight charge.

Motion made by Brian Stein to approve Warrant HDC17-17 for \$704.71.

Seconded by Bill Gisness.

Vote: Unanimous to approve.

Motion to amend the Warrant to increase the payment to \$832.63.

Rick Mitchell seconded.

Vote: Unanimous to approve.

Minutes

Brian Stein made motion to approve the minutes of February 1, 2017 with a spelling change.

Rick Mitchell seconded.

Vote: Unanimous to approve.

59/63 Willow Street

Brian Stein had received a new plan from Meridian Engineering. Mr. Stein recalled that he had a brief conversation with Andrew DeFranza who was still interested in the site. The thirty bedroom restriction was still attractive to market rate developers. Mr. Stein noted that if the HDC moved forward with Harborlight, there would need to be another piece in addition to it and wondered if the HDC had time to attempt to get the 30 units. Mr. DeFranza's preference was to do the project on two properties. Rick Mitchell recalled that the AHT voted not to send the senior center forward because 240 people signed a petition not to have the development at the site. It was determined that the AHT had voted no to a larger project, not the eight units that were currently being discussed.

Members of the Corporation agreed that they were operating at breakeven until June when there would be a deficit as the interest only mortgage would include principal payment at that time. While there would be a three year wait for affordable housing, there would be a couple of years of permitting for a market rate developer. An option would help with the deficit in as far as bank negotiations.

Anthony Nickas stated the economy was at a near peak and affordable housing would take three years while the HDC could make the best profit by considering a market rate solution. Members of the Corporation discussed Nordlom and their potential interest. Maximum value would be accomplished if Site Plan Approval was completed.

Brian Stein suggested issuing an RFP that both Harborlight and a private developer could respond to. Bill Gisness wondered if the Town was going to kick themselves if the parcel was not developed as affordable and went market rate. Mr. Stein agreed, but noted that the HDC was not 100% removed from the Town. Rick Mitchell argued that the HDC had a fiduciary responsibility to explore all options. Mr. Stein countered that if the responses to the RFP were close, there would be benefits to the Town that were not simply money.

The cost of Site Plan Review was \$150,000 and the time requirement would be three months. Costs would include legal, engineering and architectural fees, according to Bill Gisness. Anthony Nickas mentioned Hamilton's reputation for approving Site Plan Review to which Brian Stein responded that it was not awful now. Rick Mitchell responded that there would be neighborhood opposition, but meeting the regulations would qualify the project as not being deniable.

Rick Mitchell said the HDC did not have \$150,000 to spend for Site Plan Review, so the property would come with the risk of approval, while Harborlight's risk would be the three year waiting time. Brian Stein added that if the HDC could not spend \$150,000 for Site Plan Review approval, developers were bidding on a raw piece of land. Anthony Nickas recalled that this had already been done and questioned the difference between what had already been done and what was being proposed currently. Rick Mitchell responded that now there was clarity with the engineering plan indicating 30 bedrooms being possible. Norbloom's attorney was concerned with the mixed use zoning terminology, which had been corrected.

Bill Gisness submitted the previous RFP with mark ups including language for affordable housing. Brian Stein suggested including 100% affordable, market rate, a combination of the two, or commercial use. Members of the Corporation discussed the Inclusionary By-law which required an affordable unit after ten constructed units and another unit after seven constructed units thereafter. Rick Mitchell recalled that there was an option to contribute money in lieu of building units on site, payment to the AHT, or the option to buy another parcel which would be dedicated to affordable units.

