

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

June 21, 2017

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

Coordinator: Dorr Fox

This meeting was called to order by Brian Stein at 8:02 am with a quorum established.

56/63 Willow St.

Dorr Fox said he had checked with the attorney regarding questions derived from the HDC and Affordable Housing Trust (AHT) joint meeting. According to the attorney, an extension to the RFP date was possible with a Corporation vote. The proposal could also be changed given that there was only one respondent. Brian Stein announced that he would recuse himself from the discussion regarding Willow St.

Rick Mitchell recalled that Tom Goodwin, Anthony Nickas and Brian Stein had met at the AHT meeting to discuss various proposals. Mr. Mitchell said Andrew DeFranza had originally indicated that Harborlight could do 20 units at the Willow St. site, but at the last meeting, indicated that he was not able to do 20 units without combining the proposal with another property. There was a new State program, a small scale housing initiative that could be used for projects with at least nine units under one application with a follow up application for a total of 18 units at a site, being built sequentially. It was announced that the Longmeadow piece was still in play as Harborlight still had an option on two pieces with the third being the front four acre parcel. Mr. DeFranza reportedly thought he could get the four acre parcel back under agreement.

Anthony Nickas recalled that the original proposal had a \$600,000 payment for Willow St. from the Town (AHT) while still buying the Willow St. property for \$600,000. Members of the Corporation agreed that the original contribution was \$300,000. Members of the Corporation discussed that they were part of the political process that included the AHT, Selectmen, and Harborlight and wondered about the time frame that may take years to complete. According to Rick Mitchell, the AHT contribution of \$600,000, would be for the first nine units with no further contribution for the second nine units. Willow St. would be a stand-alone project. Andrew DeFranza added that he was still considering other sites in town.

There was \$10M in the new small scale community program with the funding being fairly competitive. It was the program's first year with March being the pre-application deadline. Dorr Fox said he understood that even if the project were linked with Longmeadow and Longmeadow were appealed, the HDC would be able to sell the Willow St. site for \$600,000, to which Andrew DeFranza agreed. If the AHT was supplying the funding for the sale, the site might be able to close. It was debated if the AHT could own property.

Rick Mitchell's preference would be not to wait for the funding. Discussion ensued that some members of the AHT did not want an attachment to Longmeadow or spending \$600,000 for nine units. Andrew DeFranza indicated that bedrooms for the nine units would be one to three bedrooms and if 18 units were constructed, they would all be one bedroom units. Mr. DeFranza stated that it would be difficult to mix family and seniors and that it would be better to have all senior housing at the Willow St. site.

Rick Mitchell wanted the members to consider a Plan B. Brian Stein recalled that Bill Gisness wanted the HDC to do something themselves by hiring a builder or developer. Mr. Mitchell discussed the Site Plan approval process making it more attractive for a developer but the process would cost \$100,000 to \$200,000 to obtain the approval. A market rate rental development would be Mr. Mitchell's preference but the financial burden would be problematic. Anthony Nickas said the nine unit small scale affordable unit proposal could be completed by the HDC. It was noted that multiple sources had indicated that there was a demand for market rate rentals and the timeline would be quicker because it would be by-right approvals.

Rick Mitchell wanted to go back to the developer to determine what the barrier was that inhibited his interest to determine what the barriers were that needed to be overcome. Discussion ensued regarding eliminating the commercial aspect of the by-right use. Mixed use of commercial and residential was required for more than one residential unit with residential use being prohibited on the first floor. A smaller, less intrusive, smaller scale building would be able to be built without commercial use on the first floor, which would cause less traffic.

Rick Mitchell referred to three pieces including laying out the options with timelines of the current proposal and redrafting the downtown mixed use Zoning By-law to have residential on the first floor. The third piece would be to talk to the developer to determine the prohibition with a market rate development at that site.

Motion made to extend making a decision and announcing an award on the RFP until October 31, 2017 by Anthony Nickas.

Tom Goodwin seconded.

Vote: Unanimous (three out of four) to approve. Brian Stein abstained.

Bill Gisness would contact Nordblom to determine why the project had problems. Brian Stein and Rick Mitchell would initiate the change to the Mixed Use By-law. Andrew DeFranza would be asked to create a timeline for each of the three scenarios, including assumptions and contingencies.

Downtown Flower Pots

Members of the Corporation discussed the placement of the flower pots, which were installed hanging parallel to the street. It was determined that the flower pots were difficult to see and that hanging them over the sidewalk would have been a better option. Dorr Fox would contact the

