

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

August 16, 2017

Members Present: Bill Gisness, Tom Goodwin, and Anthony Nickas

Coordinator: Dorr Fox

This meeting was called to order by Bill Gisness at 7:35 am with a quorum established.

Warrant for bills.

Bill Gisness made motion to approve Warrant HDC1803 (\$1590.74). The warrant included Nunans (\$905) doing the flower baskets, a water bill (\$86.74) for 59 Willow St., and a washing machine (\$599) for 59 Willow St.

Tom Goodwin seconded.

Vote: Unanimous in favor.

Minutes

Anthony Nickas made motion to approve the minutes of July 5, 2017 and July 19, 2017.

Tom Goodwin seconded.

Andrew DeFranza would be asked what the date of the expiration of his contract with Longmeadow was.

Vote: Unanimous in favor.

56/63 Willow St

The washer was replaced by Harborlight. The art gallery tenant renewed his lease for a year. The barber shop and the house were both month to month agreements.

Response to RFP for 59 Willow St.

The Corporation received a letter from Harborlight Community Partners. Dorr Fox said Harborlight had an October deadline for 20 senior units at Willow St. and 40 family housing units at Longmeadow, with the thought the Town might want athletic fields at Longmeadow. Part of the proposal was that the Affordable Housing Trust (AHT) would give \$600,000 to Harborlight to do the project. Mr. Fox did not think Harborlight would proceed with the project without the \$600,000. The AHT would need to vote on it. The topic was not on the August 27, 2017 meeting agenda for the AHT but would be on the September agenda. The AHT was still exploring alternative sites for housing including the Patton Homestead.

Harborlight's interest in Willow St. would be 20 units with no commercial use. The HDC would maintain the commercial property out front. Harborlight would prefer to file a 40B proposal as it would be more complicated to change the zoning. 40B could be appealed while a zoning change would not have an appeal for Site Plan Review. 40B would be the likely route due to timing constraints with a zoning change by Fall Town Meeting.

New/Old Business.

The hanging baskets were noted as being beautiful. The Finance Department wanted to know what the HDC intended to do with the \$10,000 budgeted to go back to the town along with last year's \$10,000. It was confusing due to timing. There was \$800 remaining in the FY16 budget that Marisa Batista reportedly said could not be carried over a second time. Dyan Katz had spoken with Dorr Fox to determine that the money would need to go somewhere and that she would get confirmation from Ms. Batista. The hanging baskets were paid out of the FY16 fund and nothing had been paid out of FY17. The recently approved \$905 for hanging baskets was paid out of FY18 funds. It was agreed that spending the funds would be on the agenda for the next meeting. An exact number to be spent for Downtown improvements would be determined. Reserving some funds for putting flowers on the other side of the poles and having electricity become available for lighting the trees were two options. Mr. Fox thought a conventional battery or electricity could be adapted for the existing lights.

Bill Gisness made motion to adjourn.

Seconded by Tom Goodwin.

Vote Unanimous to adjourn at 7:55 am.

Prepared by:

Marcie Ricker

Attest

Date