

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

August 30, 2017

Members Present: Bill Gisness, Rick Mitchell, Anthony Nickas, and Brian Stein (President)

Coordinator: Dorr Fox

Others Present: Susan Lawrence

This meeting was called to order by Brian Stein at 7:30 am with a quorum established.

Warrant for bills.

Bill Gisness made motion to approve Warrant HDC1804 (\$3,229.99). The warrant included costs associated with the mortgage at Willow St. and Harborlight.

Anthony Nickas seconded.

Vote: Unanimous in favor.

Minutes

The minutes for August 16, 2017 would be approved at the next meeting.

Bill Gisness reviewed what had occurred at the previous meeting. Andy, the tenant at Willow St., renewed his lease for the art studio, while the house was a month to month tenancy. Members of the Corporation had discussed the Willow St. RFP and that Harborlight had a deadline of the end of October. It was recalled that Harborlight wanted to proceed with a 20 unit 40B proposal with no commercial use in the building at Willow St.

Downtown Improvements

Dorr Fox updated the group that money, which was in the \$10,000 a year donation fund, needed to be spent. Members reviewed option as to ways to spend the money. Mr. Fox said he discussed the fund with the Finance Department. There was \$872.50 from FY16. Marisa Batista was hoping to close the account, but leave access to the money via a savings account. There was \$10,000 for FY17, which would be encumbered. \$905 was spent out of FY18 for flower maintenance with the remainder of the flower basket costs being taken from FY16. The invoice paid was for the installation and maintenance for the first round of the flowers baskets. There was a total of \$19,972 left including money from FY18.

Members of the Corporation discussed adding flower baskets on the other side of the poles as well as battery operated Christmas lights. Dodge Tree had reported to Dorr Fox that it would be less expensive to get new battery operated lights or electrical outlet plugs rather than try to retrofit the existing solar lights. In Rockport, businesses let the town plug into their electrical system. Anthony Nickas did not think batteries would be changed, but Brian Stein thought accessing business outlets with extension cords would be difficult.

Rick Mitchell suggested giving money to the Town to spend on lighting Patton Park but Brian Stein said the Corporation could not designate money for Patton Park as it was not within their purview. Dorr Fox said Town Counsel had previously opined that funding fireworks was outside the Corporation's purview. Mr. Fox said he would speak with Tim Olson and the electrical inspector. Bill Gisness suggested walking the downtown area with an electrical contractor to see what they suggested. Mr. Mitchell said he would walk with Tim Olson first. Mr. Mitchell suggested adding holiday baskets or lighting on each pole. Mr. Fox said he would ask Dodge Tree for battery light samples, but Mr. Mitchell did not want Dodge Tree to move forward as it was not their business and the previous estimates were \$700 a tree for lighting.

Brian Stein noted signage might be something to spend the money on based on conversations with Timeless Interiors personnel. Bill Gisness noted that the location for signage for Railroad Avenue was upon private property. Mr. Stein said he would speak with the bank about putting better lighting on the tree downtown as it was a focal point for residents who traveled through town. While the bank owned the land, the Corporation thought it would be nice to have the lights tie into the other lights downtown. It was discussed that Salem Five and the Institute for Savings might contribute possibly to Patton Park lighting. Susan Lawrence said lights could go into the trees and banners at the Shoppes at Hamilton Crossing. .

56/63 Willow St

Rick Mitchell recalled that he had spoken with School Superintendent, Dr. Harvey regarding the need for the Longmeadow land if turf fields were funded on site at the high school. Dr. Harvey had responded that they would not need additional land for fields if funding were approved for on site fields, but the Schools might want the land for additional school buildings. Mr. Mitchell did not think it should take more than two or three meetings to determine if the \$3M purchase was viable while the Schools were raising \$9M for turf fields. The School's Master Plan did not recommend new construction of new buildings. According to Mr. Mitchell, there were three elementary schools with a declining population. Brian Stein responded that this year, the Schools had the largest kindergarten class in years. It was noted that Andrew DeFranza wanted a response by the end of October.

Response to RFP for 59 Willow St.

Anthony Nickas wanted to talk about options to Harborlight in case it did not come to fruition in October. The Corporation would discuss alternatives for use of Willow St at the next meeting and go to the Affordable Housing Trust meeting on September 20, 2017 to let them know that the Corporation was considering other options. Dorr Fox would ask to have it on the Affordable Housing Trust agenda in September to discuss. Rick Mitchell suggested having Andrew DeFranza come to the next meeting to let him know that the whole thing would collapse if it were not together by the end of October. Mr. Nickas suggested hiring Harborlight as a consultant and completing the housing proposal themselves. Mr. Mitchell wanted members of the Corporation to go to the Selectmen and have the Affordable Housing Trust describe where

they were. Brian Stein said he had recused himself and would not be able to argue for the Willow St. project. Mr. Mitchell would consider talking points and a strategy that would be distributed via Dorr Fox.

Downtown Improvements

Bill Gisness discussed curbs and sidewalks in downtown. Rick Mitchell suggested engaging a consultant to start thinking about a Downtown Master Plan featuring incremental improvements, signage, consistent sidewalk material, lighting, and traffic or pedestrian improvements. It was noted that the MAPC report gave ideas but no one had ever prioritize it and put it into a budget process for the Town. Overhead wires were also discussed.

New/Old Business.

Bill Gisness made motion to adjourn.

Seconded.

Vote Unanimous to adjourn at 8:20 am.

Prepared by:

Marcie Ricker

Attest

Date