

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

October 11, 2017

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

Coordinator: Dorr Fox

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

Warrant

Bill Gisness made motion to approve Warrant HDC-1807 for a total of \$3,955.41. The warrant included costs associated with real estate taxes, Dorr Fox's time, Marcie Ricker's time, the post office box renewal, and Nunan's flowers.

Rick Mitchell seconded.

Vote: Unanimous in favor.

Discussion ensued regarding next year's flowers. Rick Mitchell originally wanted flowers on both sides of the poles, but if flowers were to hang over the street, trucks would hit them. Anthony Nickas suggested obtaining another quote for hangers on both sides. Brian Stein wondered about the additional watering costs.

Minutes

Bill Gisness made motion to approve the minutes of September 27, 2017.

Seconded by Anthony Nickas.

Vote: Unanimous in favor.

Potential Vote on Harborlight Response to RFP for 59 Willow St.

Rick Mitchell updated the Corporation regarding the project. The School Committee met regarding interest in the Longmeadow site and made a statement but noted that they didn't want to be involved in the affordable housing discussion. The statement included that the School had an interest in available Longmeadow land for potential use as a school building site, according to Mr. Mitchell. The School Committee didn't define how much land they would need, but instead requested whatever was available. The statement was sufficient enough for Harborlight that the School Committee was not claiming an interest in the entire parcel and that Harborlight had the potential to move forward with a portion of the Longmeadow site for its affordable housing project. The statement would be taken to the Affordable Housing Trust to have them designate and accept Longmeadow as the other potential property eligible for the \$300,000 gift. If the Affordable Housing Trust granted the funds, the HDC would have an agreement to move forward on their project for Willow St. and Longmeadow Way.

The Affordable Housing Trust would need to vote and the Selectmen would need to approve the entire process. Harborlight wanted a consensus regarding issues, players and a decision. The

Affordable Housing Trust would need to agree that Longmeadow would be approved as the second site for funding.

Only one School Committee member had shown up for the Longmeadow Study Committee meeting. Rick Mitchell said that having the HDC involved moved the process forward. The Study Committee could issue a report. Mr. Mitchell noted that neither Town, nor the Recreation Department had an interest in the Longmeadow site. The Selectmen would voice their opinion and by Town Meeting, a definitive statement would be made. Harborlight believed they had a fundable project and would return to the HDC to indicate that they wanted to move forward and negotiation a project.

The Selectmen would meet on October 18, 2017. Town Counsel would meet with Harborlight and the Town for signatures. Rick Mitchell thought that all parties would have made a decision by the end of October.

Once the project was in line, the tenant would be noticed. Andrew DeFranza would execute the purchase in the next several months, according to Rick Mitchell. Harborlight thought it would be a fundable project. Willow St. would be a by-right application. Anthony Nickas said the pre-application would be filed in December to look for tax credits in the spring. It might be rejected by June but put into action in 2019. As the two sites were married together, it might be approved earlier.

Harborlight indicated that it would control Longmeadow for up to two years. The School would do a feasibility study, which might take two years and cost \$1.5M, a portion of which would be covered by a state grant. Rick Mitchell said discussion would ensue regarding the \$50M to \$60M construction and how Wenham would feel about Hamilton having a new school, while Wenham would have the Buker School.

Alternative for use of 59/63 Willow St

Downtown Improvements

Rick Mitchell suggested a mini charrette involving businesses, neighbors, and Selectmen to determine priorities. The DPW would be improving Railroad Ave., allowing an opportunity for conduit installation for tree lighting. Bike paths, sidewalks, and lighting were items to be prioritized. Bill Gisness recalled that there was \$15,000 to \$20,000 still available for downtown use. Dorr Fox would distribute the list of near, medium, and long terms uses.

An abutter asked if the HDC would maintain control of the Mac's Shoe Building to act as a buffer to the affordable housing project. The HDC responded that it would maintain control. The abutter had heard about the expansion plan of Accord and offered her concern regarding traffic, access, and that the building would increase to three stories. Harborlight had suggested accessing Accord from behind the current Accord area and continue to use the Town parking lot

