

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

May 2, 2018

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

Members Absent: None

Coordinator: Dorr Fox

President Brian Stein called the Hamilton Development Corporation (HDC) meeting to order at 7:30 a.m. with a quorum present. Two members of the public attended: Russ Tanzer and Tony Passaretti.

Warrant for Bills

Mr. Stein presented Warrant HDC-1820, which included minutes, Dorr Fox's time, payment to Harborlight Community Partners for something they took care of at Willow Street, the mortgage (\$3,029.99), and tree work. The total was \$5,113.36.

Tom Goodwin made a motion to approve payment of Warrant HDC-1820 in the amount of \$5,113.36. Bill Gisness seconded the motion. The HDC voted unanimously (5-0) to approve the payment.

Approve Minutes

Mr. Stein made a motion to approve the meeting minutes of April 18, 2018 as written. Mr. Goodwin seconded the motion. The HDC voted unanimously (5-0) to approve the minutes.

59/63 Willow Street

The HDC is still looking for a tenant. Since the last meeting they received an inquiry from a dog groomer, but that would involve intensive water use and needing to add a holding tank to the septic system and they aren't willing to do that. Mr. Fox received an email from a graphic designer who may want to relocate from Boston. Now that the weather is nicer, they hope people will drive by and see the sign and there will be more interest.

The HDC discussed the three painters' quotes received for painting and minor repair work at #63. Mr. Goodwin was familiar with the work of Rick Scialdone and highly recommended him. Scialdone's was also the lowest bid. The HDC decided to go with Scialdone and see if he would handle some minor add-on work.

Mr. Gisness made a motion to approve the bid from Rick Scialdone Painting for \$4,800. Mr. Goodwin seconded the motion. The HCD voted unanimously (5-0) to approve the bid.

Mr. Tanzer, chair of the Hamilton Affordable Housing Trust (HAHT), said he wanted to get an update on the Willow Street project since he has been away. Mr. Stein said they had received a letter from Andrew DeFranza of Harborlight Community Partners saying he was willing to decouple Willow Street and Longmeadow and do a small family development downtown. It would still be the same size building, but instead of the 20 senior housing units, they would construct about 6 family housing units. Mr. Tanzer thought it would probably involve a mix of two-bedroom and three-bedroom units. Mr. DeFranza's letter was to present this proposal and get the HDC's take on it.

Rick Mitchell wanted to know what's changed to cause them to take this new tact. Mr. Stein said it was something to do with the driveway or access road at Longmeadow and other potential issues, but didn't want to go into it because it is not public knowledge.

Mr. Passaretti said the concern from his neighborhood (he is an abutter) is increased traffic and potential light pollution. Anthony Nickas wondered what this would do to the timeline. Mr. Mitchell said it shouldn't change since Mr. DeFranza was going to be buying the 59 Willow St. property in June. Due to all the unknowns, they want to invite Mr. DeFranza to the next HDC meeting.

Mr. Mitchell asked Mr. Tanzer if the Affording Housing Trust would be discussing the matter. Mr. Tanzer said the next HAHT would be May 8 and Mr. DeFranza would be there. As far as he knew, the Trust is still talking about a Longmeadow grant agreement. They will know more after the meeting.

HDC members discussed that they'd still like to invite Mr. DeFranza to their next meeting. They listed some of their questions: Would there be a timeline change? Why the change from senior to family housing? Will the cost change? What circumstances had changed to result in the program change? Mr. Fox said he thought Harborlight's board had made the change in proposal, not Mr. DeFranza himself.

Mr. Mitchell said personally he had invested a lot of time and energy in this and was frustrated not knowing what was going on. Mr. Fox will send the list of questions to Mr. DeFranza and cc the HDC members on the answers.

Downtown Improvements

Mr. Stein talked about the proposals Mr. Gisness had received from the landscape architects for creating a presentation for beautifying Hamilton's downtown. All the members had seen the proposals, but they didn't vote at the last meeting because not all members were present. Mr. Stein updated everyone about the public meeting they want to hold at the Library to present potential architectural drawings and collect input from downtown business owners and the community at large. Mr. Fox had emailed a list of potential meeting dates to them according to when the Library room was available.

Mr. Mitchell asked if the idea presupposes they've engaged a consultant to put together a framework for images and ideas. Mr. Gisness said yes, and mentioned some of the potential ideas, which might include new sidewalks, curbs, streetlights, trees, and underground conduits and power lines. They discussed doing it in phases, with Railroad Ave. being first.

Both proposals look good, according to Mr. Gisness. They include one from Carol Johnson (CRJA-IBI Group) and one from Copley Wolff. He said Copley Wolff was more visionary and Ms. Johnson's was more detailed. Ms. Johnson's fee was \$8,900 and Copley Wolff was \$18.5K. Since the budget limit is \$10K, the HDC decided the \$18.5K bid would not work. Both firms are able to provide engineering, design, and continuity services, following up with the whole project, although depending on scope a civil engineer might be needed. Mr. Mitchell said he liked Ms. Johnson's proposal, and the HDC decided to go with it. Mr. Gisness will contact both to let them know. Mr. Fox asked that he be cc'd.

The HDC discussed the need to update its current contact list. Mr. Fox suggested he and Minutes Secretary Mary Alice Cookson go door-to-door to gather contact information from business owners and hand out a flyer designed to generate interest in attending the public meeting. Mr. Mitchell liked the idea and the others agreed. Mr. Stein said over the next week they should put together the flyer. First they will need to schedule meeting date, which they narrowed down to June 18, 19, 20, or 21. Mr. Fox will make the inquiry to the Library and get back to them.

The members discussed what their elevator speech would be, such as: Help us develop the downtown and list the improvements you'd like to see. Mr. Gisness suggested having the architects come to the next meeting and/or to walk the site. This would be considered a public meeting and Mr. Fox will post it. They decided the next meeting will consist of meeting with Mr. DeFranza about Willow Street, then having the landscape architects come in, and then going downtown for a second meeting that would include walking the site. The second meeting will start at 8:30 a.m.

Mr. Goodwin noted a disruption in business might be a big concern for people. Mr. Gisness said the first phase is more about discussing concepts and ideas, but he can talk generally about that.

HDC Budget

Mr. Nickas is still working on the budget. He will talk further with Mr. Fox about getting the information he needs (a new report run up to today) from Town personnel. He said they need to update the bank and perhaps extend their loan. Mr. DeFranza is in process of getting an appraisal on the Willow Street property, which doesn't include #63.

Regarding a question about when they will give the 10% of the Meal Tax money to the Town— Mr. Fox said they had voted for it to go to flower baskets, which are going to be planted in June. The watering of the plants is included.

Mr. Stein said he received a renewal invoice on the Risk Insurance for the property in the amount of \$2768.48.

Mr. Stein made a motion to approve paying the Risk Insurance amount of \$2,768.48. Mr. Goodwin seconded the motion. The HDC voted unanimously (5-0) to approve the Risk Insurance payment.

New/Old Business

None.

Adjournment

Mr. Mitchell made a motion to adjourn the meeting at 8:09 a.m. Mr. Stein seconded the motion. The HDC voted unanimously (5-0) to adjourn the meeting.

Prepared by:

Mary Alice Cookson / Date
Minutes Secretary

Attest:

Name / Date
Title