

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

June 13, 2018

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

Coordinator: Dorr Fox

HDC President Brian Stein called the Hamilton Development Corporation (HDC) meeting to order at 7:30 a.m. with a quorum present.

Tony Passaretti attended the meeting.

Warrant for Bills

Mr. Stein presented a warrant for \$3,202.16, which included \$1,000 for roof repairs at 63 Willow St., Harborlight Community Partners maintenance time, flower pots, new keys, Dorr Fox's time, and National Grid bills.

Mr. Fox added National Grid has been charging the HDC tax and cannot do this because the HDC is nonprofit/tax-exempt. Rick Mitchell suggested they approve the bill and the overage can be rebated later.

Tom Goodwin made a motion to approve payment of the Warrant HDC-1823 in the amount of \$3,202.16. Bill Gisness seconded the motion. The HDC voted unanimously (5-0) to approve the Warrant.

Continuing the discussion regarding improvements to the bathroom at 63 Willow St., Mr. Stein said the repairs needed are minimal, amounting to extending the door down and putting a little ceiling in. He's talking with the Building Inspector about it, but basically the work is simpler than they had thought.

Approve Minutes

Anthony Nickas made a motion to approve the meeting minutes of May 30. Mr. Goodwin seconded the motion. The HDC voted unanimously (5-0) to approve the minutes as written.

Meeting with Representatives from Carol Johnson, Landscape Architects

The representative from Carol Johnson (CRJA-IBI Group) had not yet arrived, so they proceeded to the other agenda items.

HDC Budget

Mr. Nickas noted the budget was what it was last year. He brought the Repairs and Maintenance category back up to \$12K. That was the only change. They will have \$168K as a cash balance at the end of this year. They will break even for 2019, unless they sell Willow Street and then they will have a profit.

Mr. Stein made a motion to approve the 2019 FY budget as presented. Mr. Goodwin seconded the motion. The HDC voted unanimously (5-0) to approve the motion.

Possible Summer Intern

Mr. Stein said he had a few emails pertaining to a Gordon College student majoring in Economic Development seeking an unpaid internship. The State statute has changed so interns have to be paid at least minimum wage. The HDC concluded they didn't have enough work to justify paying an intern so they would have to turn him down.

59/63 Willow Street

Repairs at #63 were made, but the painting has not been done. Mr. Stein asked Mr. Fox to check with Steve Albanese at Harborlight regarding the painting.

The new tenant for #63 is an attorney who will have his office on the first floor and perhaps a wood shop in the basement.

The HDC discussed #59. Mr. Fox said Bill Shields, 721 Bay Rd., had brought up to the Hamilton Affordable Housing Trust (HAHT) at their last meeting that there was a deadline of June 30 pertaining to the first \$200K in CPA (Community Preservation Act) grant money. A check needs to be issued by that date. At this point, they have two options: to let it expire and go back to Town Meeting in the fall to request they reinstate the \$200K or to issue the check by June 30. If they do issue the check, they will need the HAHT to rewrite the agreement with Harborlight with the new terms of the project and other details: They are proposing 7 units of family housing at Willow Street (as opposed to 20 units of senior housing) at an increased price because their mechanism for financing would need to change. (This is because they would no longer be pairing the project with the larger, 40-unit project at Longmeadow.)

Mr. Goodwin noted Mr. DeFranza of Harborlight had said he now needed \$800K to do the project, so not only do they have to reinstate the first \$200K but they would have to ask for another \$200K.

Mr. Fox said the HAHT will be meeting on June 26 (or 27) to decide whether or not to issue the check.

In discussing the fate of the property at 59 Willow St., the HDC discussed it wasn't up to them to make a judgment on whether the project was worth \$800K—that was for the HAHT and Board of Selectmen to decide. They did agree that the original proposal of 60 units of affordable housing (20 units at Willow St. and 40 at Longmeadow) for \$600K was much preferable to 7 units for \$800K.

They discussed the reasons Harborlight is backing away from the 40-unit project at Longmeadow and said Mr. DeFranza was afraid he would be facing two lawsuits—one on the front parcel and one on the rear. Mr. DeFranza proposed that perhaps Harborlight could do 100 units on both parcels, but the HAHT said it was made clear to them in the past that residents do not want projects larger than about 40 units. If Harborlight doesn't do the large project, another developer might.

Mr. Goodwin said it would be good to know what non-Town developers might be considering so the community would know the options. Some neighbors at the last HAHT meeting had said they'd be willing to take a chance on a larger project and advocated for it.

Mr. Mitchell said monies are likely not to be allocated until fall Town Meeting in October, so there will be another five months of waiting.

Mr. Fox said Mr. DeFranza had put together a budget for the new proposal and he has a revised draft he will forward to them. He asked if the HDC wanted to express an opinion on the 7-unit project. Mr. Mitchell said he wasn't sure the HDC's approval is needed, as they are waiting for a project to be defined and presented.

Discussion on June 20th evening meeting

Mr. Fox and Minutes Secretary Mary Alice Cookson went door to door and talked with many business owners about the upcoming meeting on downtown improvements. Unfortunately many of those they spoke with were not the business owners or managers. They were met with varying degrees of interest. Mr. Fox also did a mailing to property owners along Willow Street, Bay Road, and Railroad Ave. Mr. Fox said although it is unclear how many will turn out for the meeting, a community outreach had been made.

Meeting with Representatives from Carol Johnson, Landscape Architects

Landscape Carl Frushour presented his architectural plans regarding downtown improvements and discussed his upcoming presentation (to be given at the Library next Wed. at 6 p.m.) He has two plans: one is a "light touch" and doesn't include angled parking or burying the utilities underground while the other plan does. The HDC decided to distribute a suggestion card/survey to better gauge the interests of the community

regarding what improvements they'd like to see. This was suggested by Ms. Cookson who will draft the card and forward it to Mr. Fox for his input and then distribution to the board.

New/Old Business

None.

Adjournment

Mr. Goodwin made a motion to adjourn the meeting at 8:35 a.m. Mr. Gisness seconded the motion. The HDC voted unanimously (5-0) to adjourn.

Prepared by:

Mary Alice Cookson

Attest

Date