

Hamilton Affordable Housing Trust

Teleconference

April 28, 2020

HAHT Members Present: Chair Russ Tanzer, Rosemary Kennedy, William Massos, and Marnie Crouch

HAHT Members Absent: David Smith

Town Manager: Joe Domelowicz

Other Town Staff Present: Director of Planning & Inspections Patrick Reffett

**This meeting was teleconferenced via Zoom with all of the above participants remaining at home.*

The online meeting started about 20 minutes late due to technical difficulties

CALL TO ORDER – ROLL CALL

Russ Tanzer opened the Hamilton Affordable Housing Trust (HAHT) online meeting with a quorum present. He took roll call. All were present except for David Smith who wasn't able to attend due to another meeting.

REVIEW/APPROVAL OF FUNDING COMMITMENT LETTER FOR TRAGGORTH COMPANIES, LLC AND 59-63 WILLOW STREET PROJECT

Mr. Tanzer gave special thanks to Marnie Crouch, Rosemary Kennedy, and Patrick Reffett for help drafting the letter.

Hamilton Development Corporation (HDC) President Rick Mitchell joined the teleconference.

Mr. Tanzer said the HAHT had originally proposed a sunset date for the acquisition of the Willow Street property by Dec. 1, but said he wanted to change that date in the letter to no later than Dec. 15. He said anyone who has been involved in real estate knows the level of complexity with this deal due to the need for lining up funding, and he said it wasn't unreasonable to push the deadline back just a bit. Also, he wanted the letter to mirror what had been agreed to in the Purchase & Sale (P&S) agreement. He suggested all other dates in the letter remain the same. Ms. Crouch noted if necessary, dates can be further extended by mutual agreement.

Decision 1:

Mr. Tanzer made a motion that the HAHT change the acquisition date for the [59/63 Willow Street] property from what is written in the letter now as Dec. 1 to the new date of Dec. 15, 2020 and that all other conditions in the document remain the same. Ms. Kennedy seconded the motion. A roll call vote was taken with “ayes” from Mr. Tanzer, Ms. Kennedy, Ms. Crouch, and William Massos, (4-0) unanimous among those present.

Decision 2:

With that change in place Mr. Tanzer then made a motion that the HAHT approve the document [commitment letter] dated April 28 to fund \$500K toward the acquisition purchase of 59/63 Willow Street that includes nine affordable housing units. Ms. Kennedy seconded the motion. A roll call vote was taken with “ayes” from Mr. Tanzer, Ms. Kennedy, Ms. Crouch, and Mr. Massos, (4-0) unanimous among those present.

Mr. Tanzer asked Director of Planning & Inspections Patrick Reffett to please make the change to Dec. 15 in the document, and he will arrange to sign it tomorrow.

NEW BUSINESS

Mr. Tanzer said he didn't have anything new to discuss, that it had been a busy month for the Trust and they are excited about all the changes coming. He asked if anyone wanted to comment.

Affordable housing advocate Anna Siedzik, 227 Highland St., asked whether there's been any further development concerning the Gordon-Conwell Theological Seminary Task Force and the Seminary in looking at perhaps making use of unused housing there. Town Manager Joe Domelowicz answered he was skeptical anything would happen on the near horizon; everything has been put on hold since mid-March [due to the COVID-19]. Ms. Kennedy added HAHT funding is pretty much exhausted.

Mr. Tanzer responded he had reached out two or three weeks ago to the person he's been dealing with “up on the hill” [at the Seminary] and hadn't had a reply. He noted the Trust did NOT commit to fully funding Habitat for Humanity's [Asbury St.] project [\$700K acquisition; the Trust only funded the \$35K deposit], so the Trust funds have not actually been tapped out. He said they should wait and see how things play out as Habitat pulls its project together. He said good things were happening, referring to the 10 affordable units on Asbury Street and 9 units on Willow Street. It was noted that with 50% of the housing units on Willow Street deemed affordable, the Town will get credit for all 18 units there on its SHI [subsidized housing inventory] as well as the 10 units on Asbury Street.

Ms. Crouch suggested the Trust try to meet with the Task Force sometime late in the summer about whether there might be housing opportunities at the Seminary. She said there had been some indication the college had some financial difficulties that may be getting worse.

Mr. Domelowicz said the Task Force had a charge to negotiate a PILOT [payment in lieu of taxes] to compensate the Town for the burden the [Seminary] population has on the Town's resources and the Task Force sunsets in June. He said they had done a good job laying the groundwork for types of things they're able to do there.

Mr. Tanzer complimented Trust member Mr. Smith for having done a wonderful job nurturing and growing the relationship at Gordon-Conwell while serving on the Task Force. Mr. Domelowicz acknowledged that as well as Mr. Smith's work on the Board of Health. Ms. Siedzik commented she had had good meetings with Mr. Smith about the youth soccer fields and pet waste issues she'd brought up to him.

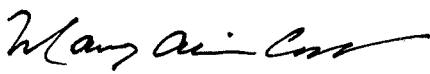
Mr. Mitchell thanked everyone on the Trust for their hard work and said it was nice to see the two committees working so constructively together. He said he hadn't yet reached out to Traggoth Companies about appearing at the Board of Selectmen (BOS) meeting on May 11 because he has been busy drawing up the P&S, but would do that.

Mr. Tanzer said he will let everyone know regarding the date of the next HAHT meeting.


ADJOURNMENT

Mr. Tanzer made a motion to adjourn the meeting at 6:11 p.m. Ms. Crouch seconded the motion. A roll vote was taken with "ayes" from Mr. Tanzer, Ms. Kennedy, Ms. Crouch, and Mr. Massos, (4-0) unanimous.

Prepared by:



Mary Alice Cookson



Date

50. 1/1/19

100. 1/1/19