

ACTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
68 WINDSOR AVE, ACTON, MA 01720
MINUTES

January 6, 2020 at 9:30am

Present: Bernice Baran, Ryan Bettez, Nancy Kolb and Robert Whittlesey
Also Present: Kelley Cronin
Attending: Eleanor White, Chuck Eisenberg, Marvin Siflinger

Mr. Whittlesey called the meeting to order at 9:32 a.m.

1. Ms. Cronin reviewed the conversations she had with the Housing Partners Inc. (HPI) regarding the pro-forma for Main Street. HPI had recommended several options for the Board's consideration to make the project more competitive. The Board discussed possible revisions to the existing pro-forma to make the project.

Ms. Cronin let the Board know the feedback she received from Nixon Peabody about the proposed Town agreement. Ms. Cronin had forwarded the email to the Board from Jeff Sacks and included it in their packet. Specific concerns he raised were the timeline being unrealistic. The Town agreement expires at the end of 2020 and the next funding round will not be until February or March of 2021. He also explained that most applicants must apply 2-3 times before they are funded due to the number of projects "getting in line" for funding. Mr. Sacks also included an article regarding Chapter 149 procurement cases. His opinion is that getting an exemption through the legislature may not be realistic. Ms. Cronin let the Board know that Senator Eldridge had told her he did not think going for an exemption from the legislature was a good idea.

2. Chuck Eisenberg from HPI, reviewed the funding options for the project. He let the Board know that the million-dollar purchase price from the Town put the AHA at a competitive disadvantage. He explained that most public property is either gifted for affordable housing development or transferred for a nominal price. Ms. Cronin explained that this was not property that the Town had owned for decades but a property that the Town went through a legal process to purchase. She let the consultants know that the property had cost almost \$2,000,000 to purchase. Mr. Bettez explained that the community had hoped to recoup all the funds they had spent to get ownership of the land. Mr. Eisenberg explained that the original feasibility analysis they had conducted included paying a million for all of the parcels and he was concerned the property may not appraise for the purchase price because the Town is only offering part of the property. The Board said they would wait to see the appraisal before raising any concerns with the Town.

Eleanor White let the Board know that the AHA would be competing with many other proposals and one of the criteria used in comparing projects is the amount of the local match. Ms. Kolb confirmed that the AHA proposal for \$500,000 was being reviewed by the Community Preservation Committee. Ms. White let the Board know that they should apply for more CPC money next year as well.

HPI asked what was planned for the rest of the property. Ms. Cronin said she was not sure what the Town wanted to do with the property. That the Town Manager had expressed an interest in retaining control due to the property being next to route 2 but that the AHA would get an easement for the septic on the site. Ms. Cronin said that there was a dog park committee advocating for a dog park there but that the neighbors did not want one and so she did not know what would happen there. The Board decided to schedule a meeting with the neighbors to discuss their plans and the vacant land this winter.

3. Mr. Whittlesey asked if there were any comments or further discussion. Hearing no further comments Ms. Kolb made a motion which was seconded by Ms. Baran and unanimously voted in the affirmative to:

Adjourn the meeting at 11:50 am.

Respectfully submitted,
Kelley A. Cronin
Kelley A. Cronin
Executive Director

Documents and Exhibits Used During the **January 6th** meeting:
Memorandum from Charles Eisenberg regarding financing options, E-mail from Jeff Sacks regarding Town drafted agreement and Chapter 149 articles, Town draft agreement for Main Street