

Hamilton Development Corporation
April 13, 2016

The Hamilton Development Corporation met at Hamilton Town Hall at 7:30 a.m. on Wednesday, April 13, 2016 with Bill Gisness, Brian Stein, Rick Mitchell, Anthony Nickas present. Community Projects Coordinator Dorr Fox, and DPW Director Bill Redford also present.

Call to order

Brian Stein called the HDC meeting to order at 7:30 a.m.

Approve warrant #1618

The HDC reviewed for approval the HDC warrant #1618 in the amount of \$3,014.07 which included the real estate tax, Harborlight Community Partners fee, Community Projects Coordinator Dorr Fox's time, and procurement officer's time to review the RFP.

Bill Gisness moved to approve HDC warrant #1618 for \$3,014.07. Rick Mitchell seconded the motion. VOTE: Unanimous.

59/63 Willow Street

The HDC had not received any bid proposals for 59/63 Willow Street as of the submission deadline. Stein reported on conversation with C.P. Berry about the 59/63 Willow Street property where the developer envisioned the site as good for up to 8 condominiums without an retail component. This is not the direction that the HDC is interested in taking for the site. The Corporation does not have the funding to develop the site on its own.

Discussion addressed if the HDC should continue with its plan for mixed use at the site. The Corporation considered asking recipients of the RFP why they did not feel the site was right for them to develop to understand the HDC's next steps. It was reiterated that the proposed use at the site is not C.P. Berry's typical model, and Harborlight Community Partners can only get two tax credit projects a year and the HDC project was considered too small and the risk was too high. Andrew DeFranza had said the HDC could come back to Harborlight if it does not get any response to its RFP. Also mentioned was if David Cutter had any potential interest in a portion of the parcel which is closest to the Black Cow restaurant for a building and that the HDC could followup. The HDC noted that developer Tom Ford had mentioned challenges of the

site as if there could be enough parking, septic, number of units and stormwater. Other possible developers: Windover and Nordbloom had said the site and possible project were too small. The HDC had never received a response from Richard Lappin, owner of the Hamilton shopping center. Discussion was about site work being done at Palazolla property on Willow Street and status of building permit.

Next steps are to develop rough numbers to understand what is economically feasible at the 59/63 Willow Street site. Then the HDC could sit down with some of the developers just discussed. The HDC is interested in continuing on the path for mixed use at the property. The goal is to break even or realize a profit in selling the property. This could possibly include a different approach where the Town could own the parcel for a parking lot or park.

Gisness reported that ULI is compiling information on funding sources for septic and TOD. He is also following up similarly with MAPC. This could help the HDC to put a package together for partnering with a developer. Stein is waiting for a response from the HDC's attorney to understand the legal requirements as the HDC evaluates how it will move forward with the 59/63 Willow Street property. The Corporation plans to talk to Tom Ford.

At the HDC's next meeting the Corporation will review and discuss the first draft of the model for the site relative to what is feasible related to mixed use/commercial application on the property. Gisness offered to talk to Richard Lappin and Nordbloom. Stein will speak to engineers about if it is feasible to do 25 rental units and 5,000 square feet of retail, and capacity for septic and stormwater (i.e., water shedding off of Black Cow restaurant parking lot onto the site needs to be addressed).

Discussion was on how the Corporation can assess if there is developer concern about challenges of Hamilton's permitting process and if HDC partnership could facilitate the process. In addition, what is a realistic density for the site (i.e., 15 to 25 units), and cost of septic system, to determine what is economically viable. Discussion addressed if there is a benefit to sell part of the property to a local developer with remainder of land used for a park, and if the existing commercial building on the site could be kept and expanded. The HDC will get an advice from its attorney before pursuing a joint venture.

Hamilton Downtown Improvements

Discussion ensued about how Dave Carey is going to be resigning from the HDC since his schedule does not allow him to attend meetings. The Corporation will get

information from Carey about what can be done in the near future relative to downtown improvements. Mitchell offered to speak to Carey and suggested priorities could be resurrecting the merchant group and adding holiday lights to the downtown area. In addition, Fox will research if the HDC could assist with funds for the fireworks display at the July 4th Two Town event.

Discussion was on a replacement for Carey on the HDC and Hamilton resident Laura , who is in real estate and has a design background, had come to a meeting and expressed interest in serving. Qualifications that the Corporation is looking for in someone who could serve is real estate finance and asset management background, and possibly a developer and/or someone in construction.

New/old business

The plumbing tenant at 63 Willow Street has moved out and will take down his moving sign so the HDC can put up its “For Rent” sign in the commercial space front window this weekend. The utilities have to be put back in the Corporation’s name. The ad for the space on Craig’s list is for a one-year rental.

The HDC’s next meeting is on April 27.

Mitchell moved to adjourn the meeting at 8:15 a.m. Gisness seconded the motion.
VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Brian Stein, President