

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

April 12, 2017

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

Coordinator: Dorr Fox

Also Present: Robert Borsetti and Marc Johnson

This meeting was called to order by Brian Stein at 7:30 am with a quorum established.

Warrant

Warrant HDC 17-21 to include real estate taxes, Dorr Fox's time, Harborlight's monthly management fee and advertising for the RFP in the amount of \$3,909.65.

Motion to approve the Warrant made by Rick Mitchell.

Tom Goodwin seconded.

Vote: Unanimous to approve.

Minutes

Brian Stein made motion to approve the minutes of February 15, 2017 as amended by Rick Mitchell.

Seconded by Rick Mitchell.

Vote: Unanimous in favor.

Rick Mitchell made motion to approve the minutes of February 22, 2017.

Tom Goodwin seconded.

Vote: Unanimous in favor.

Rick Mitchell made motion to approve the minutes of March 1, 2017.

Tom Goodwin seconded.

Vote: Unanimous in favor.

New/Old Business

Brian Stein noted that questions regarding the RFP would be answered at the next meeting on April 28, 2017. Mr. Stein said one person arrived at the pre-bid meeting, Andrew DeFranza from Harborlight Community Partners. Mr. DeFranza was concerned about the political aspect of how many units could be built on site. The 12 to 15 units would not work financially for Harborlight who thought 20 units would be better. Mr. Stein thought 20 units would be politically palatable if the units were deeded as senior units. Harborlight also wanted to have commercial uses on the first floor.

Rick Mitchell noted that if Andrew DeFranza was proposing senior units for the Willow St. site, there would be another development for affordable family units to satisfy the need for funding. Brian Stein thought the proposal would be predicated on another site being built as a family 40B. Marc Johnson said the area behind the Winthrop School was being left up to the school committee to determine potential future use as part of a larger elementary school consideration.

Marc Johnson said the undersecretary of DHCD said the Department would be open to senior housing first in Hamilton if the Town was able to state their case. The Affordable Housing Trust had created a basket of three properties and, according to Marc Johnson, Andrew DeFranza was analyzing each of the properties while looking for direction from the Selectmen. Economically the three sites could stand alone as proposals, so they did not need to be linked to the Willow St. site.

Bill Gisness asked who had taken out the RFP. There were four interested candidates that Mr. Gisness was aware of, Tregarth, Nordblom, and two others that had obtained the RFP from the website. Harborlight said they would propose \$600,000 to purchase the site. There was a small projects option that the State had recently introduced but it was not as viable as a larger project would be as there were not as many incentives for 20 and under. Tom Goodwin recalled the debt that would need to be paid shortly and that the tax credits would take 18 months before construction would begin.

Marc Johnson asked if any of the for profit proposals were interested in commercial on the first floor to which Bill Gisness responded he thought respondent were interested, but they were looking at the number of bedrooms on the site as well as the setback between the septic and stormwater management systems

Rick Mitchell asked about CPA funds for senior affordable housing and Dorr Fox responded that there was about \$1M leftover after Town Meeting in General Reserves including this upcoming year. General reserves could be used for all three categories. There was about \$600,000 in the Affordable Housing Trust Fund, which could be used for any affordable housing project under the approval of the Affordable Housing Trust and the Selectmen. The last lottery, which was for Habitat for Humanity, had more local people who would have qualified, than units available. There were 11 qualified applicants, according to Dorr Fox. Bill Gisness thought the project would be very successful.

Brian Stein recalled that Harborlight needed 30 units to make the funding work. Dorr Fox recalled that Andrew DeFranza wanted 30 units in case the project was appealed. A time limit would be put on any contract. A Special Permit would need to include the reasons why the project was approved while Site Plan Review allowed by right approval with conditions.

Questions would be due on April 25, 2017 with responses on April 28, 2017 at the next meeting.

### **Flower Pots Downtown**

The utility poles would be used to hang flower baskets but National Grid needed to give permission. The watering proposal was for HW Garden Club pots. Nunan's could water the hanging pots and the islands as well. The Garden Club would plant the planters. Railroad Ave. would cost \$1,155 and Bay Road would cost \$3,272. There was a one time charge for hardware. The proposal included watering for Wenham as well, which would be removed. The proposal was from June 1, 2017 until September 30, 2017. The watering proposal should be treated separately for planters, most of which were in Wenham.

Rick Mitchell asked why the HDC would pay for a service to water the island planters that were planted by the Garden Club when the Garden Club watered them currently. Mr. Mitchell thought it would be \$1,665 for Hamilton watering. Brian Stein said if the pots were allowed to be hung from the electrical poles, he would be for the proposal. Mr. Mitchell suggested thinking about where the money was coming from. Mr. Stein said it would come out of the \$10,000 that was set aside for the Town. A check for FY17 had not been issued as yet so the funds would be out of FY17 as were the lights.

The Corporation was in favor of the first piece if the pots could be hung. Rick Mitchell said he would be in favor but wondered about why the Garden Club no longer wanted to water. Watering was \$5,000.

### **Improvements Downtown.**

Bill Gisness talked about the list, including repainting the lines for parking on Railroad Ave., installing sidewalks in front of Tom Moulton's shop, installing more benches, creating crosswalks, adding period lighting, and installing trash bins. Mr. Gisness wanted to know if power could be pulled from the poles and have the sidewalks reconstructed with conduit. The meal's tax funds would grow with two new restaurants in town and Mr. Gisness thought plans should be considered on how to improve the area. Mr. Gisness said the sidewalks were in bad shape and that the sidewalk was missing in front of Tom Moulton's property. Rick Mitchell said it would require a taking to put a sidewalk on site. Marc Johnson thought it should be recommended to the Selectmen who thought a taking was the right approach.

Robert Borsetti (Bay Road) commented that when the HDC advocated that the meal's tax be given to them, they promised to do benches, flowerpots, period lighting, etc. and thought the HDC should be advocating with the Selectmen to do those repairs. Merchants became frustrated and took action themselves. Bill Gisness said the HDC found red tape and liability and discovered that the Town had to do it. Rick Mitchell said the HDC was trying to get the Town to take action and had been giving back 10% of the \$65,000 meal's tax money, to have them implement some of the improvements. The Town had been unable to take action as it had not been a priority.

The general population of the Town, according to Robert Borsetti, thought the HDC was to take the meal's tax money and make improvements to the downtown, not become real estate developers. Brian Stein said that was what the act allowed them to do. Marc Johnson used the Hansbury property as an example as to why the HDC should be able to own property. It was approved at Town Meeting twice. Mr. Stein said the HDC talked with the Merchants Group to fund items they wanted help with. The HDC was more fluid as being able to use the funds, compared to the Town.

Robert Borsetti wanted the HDC and Affordable Housing Trust to work together to accomplish the goals of senior affordable housing.

Motion to adjourn made by Bill Gisness.  
Seconded by Tom Goodwin.  
Vote Unanimous to adjourn at 8:35 am.

Prepared by:

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Marcie Ricker

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Attest

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Date