

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

January 31, 2018

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

Coordinator: Dorr Fox

Others Present: Andrew DeFranza (Harborlight)

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

Warrant

Tom Goodwin made motion to approve Warrant HDC-1814.

Anthony Nickas seconded.

Vote: Unanimous in favor.

Minutes

Bill Gisness made motion to approve the minutes of January 17, 2018 and November 29, 2017.

Tom Goodwin seconded.

Vote: Unanimous in favor.

59/63 Willow St. Update.

Brian Stein thanked Andrew DeFranza for sending a letter the previous week. The Board of Selectmen had not taken a vote of support for the proposal as yet. It was agreed that the Board of Selectmen would not vote until the Affordable Housing Trust (AHT) had done so. It was assumed the AHT would take a vote in response to the letter and six months of discussion. Rick Mitchell indicated that at the last meeting, the AHT seemed to be waiting for an action of Andrew DeFranza. Mr. DeFranza recalled that he had sent a follow up with a letter from June and a follow up from August. The letter defined what Harborlight had done with the HDC and what they needed from the AHT. The letter also reminded the AHT that they had funded the Willow St. parcel. The language indicated that it was to be used as the Longmeadow Agreement. Mr. DeFranza had presented alternatives and likely outcomes. Mr. Stein said it was up to the AHT to draft the agreement. Dorr Fox said he was told to take Longmeadow off of the agenda until after the Longmeadow Study Committee could make a recommendation.

Brian Stein said he had heard the School Committee didn't have anything else to say about the site and that they had voted previously on the topic, stating they had an interest in the back parcel or whatever was available. It appeared that the Longmeadow Study Committee wanted to talk to the School Committee.

Andrew DeFranza drafted a Memorandum of Understanding for the School Committee. The draft was presented with no feedback from the School Committee despite Mr. DeFranza's follow

up. Brian Stein's opinion was that the School Committee was interested in the parcel, but not willing to do the work to study it. Money was needed from the Town and State to do the study. Once completed, a new school might be considered. The Recreation Department, Towns, and Schools were asked if they had an interest in the parcel with a report from the Longmeadow Study Committee due at Annual Town Meeting. The only interest expressed was from the School Committee who said whatever piece of land was available for the school would be looked at. Anthony Nickas recalled the Town was waiting for the AHT to approval funding for the front parcel.

Brian Stein said as a citizen, he would rather have 20 affordable units at Willow St. rather than seven. Residents found the Willow St. proposal acceptable. Bill Gisness said he preferred more units than less and thought not connecting Longmeadow was a waste of a good opportunity. Andrew DeFranza said the Executive Board would meet the following Friday morning and talk through scenarios.

Andrew DeFranza was asked if Longmeadow was not available, would Harborlight construct seven units at Willow St., to which Mr. DeFranza responded that someone would develop Longmeadow. Mr. DeFranza answered that it would either be Harborlight with the Town's help and the School using a portion of the property or someone else developing Longmeadow with a very substantial project. Mr. DeFranza continued that he would do seven units at Willow St. if Longmeadow was not available to Harborlight as they might try to connect to the Longmeadow development. If no one were to develop Longmeadow, Mr. DeFranza said Harborlight would have a hard time developing seven units at Willow St. as the need for family units being connected to senior units was important, partially due to the State and Harborlight's sense of investment of the last two years and emotional stability.

Andrew DeFranza stated that Harborlight did not like the ethical overtones. The Accord Food Pantry needed the space and seven was better than zero units. Mr. DeFranza didn't want the message to be that Harborlight spent a long time with Hamilton, more time than with any other town by a magnitude and ended up with seven senior units. Mr. DeFranza said the message would damage Harborlight's reputation and availability on the next round. Mr. DeFranza said as long as family units were being constructed at Longmeadow, it was likely Harborlight would complete the seven units at Willow St.

Andrew DeFranza said the State's agenda placed senior housing below family housing. There was a small funding stream that didn't have the same political competition to go through that included the Community Scale Housing Initiative for housing close to a train. If using tax credits, Mr. DeFranza was not comfortable with the funding stream, which funded fewer than ten units for towns like Hamilton. Mr. DeFranza said seven two bedroom units would be better. Andrew DeFranza asked if the HDC would support the seven units if Harborlight was willing to do them. Members of the Corporation discussed the requirement of having the support of the Board of Selectmen. Mr. DeFranza said approval was like a blessing in the event of a lawsuit.

Donna Brewer had not drawn up the agreement. The previous agreement cost \$5,000 so Dorr Fox wanted to wait until the AHT told him to do it.

Approvals for affordable housing had occurred for Harborlight projects in Beverly and Rockport and Harborlight was willing to gain consensus, but Andrew DeFranza said he should have pulled the permit for 108 a year before. Without the AHT approval, the financial model would need to include a large number of units, according to Mr. DeFranza. If units were not subsidized internally, Harborlight would need 180 units and even though Harborlight might not want to construct that many units, Mr. DeFranza knew another developer who wanted to do a non-friendly development of 200 units.

In Rockport, 23 senior units were approved on 1.5 acres in one year with the neighbors speaking in favor of the project. Brian Stein noted that if the Longmeadow project fell apart, Harborlight would need to go back to the AHT as the approval was for 20 units rather than seven. If a seven unit project was proposed, Harborlight would need \$600,000 rather than the \$300,000 approved. Tom Goodwin said the cost would increase from \$15,000 to \$80,000 a unit.

Brian Stein said Andrew DeFranza had sent an agreement renewal to manage the property, which would be signed and in the event the owner sold, the agreement would terminate.

Motion made to approve Harborlight Community Partners Hamilton Development Management Agreement Extension made by Brian Stein that went from January 1, 2018 to December 31, 2018 provided that the HDC didn't sell the property before then and if they did, the agreement would terminate.

Seconded by Bill Gisness.

Vote: Unanimous in favor.

Downtown Improvements - National Grid

Brian Stein supported creating community outreach to obtain community input. The cost for underground utilities would be \$1.5M and Town Meeting would determine if residents wanted a 2 to 2.5% on their bill. Dorr Fox noted the cost had increased to 5 to 7%. It took Andover 15 years to pay off the cost at 2%. If the town paid for the cost, individual hookups to commercial properties would be covered. Anthony Nickas asked what cable or Verizon added to the costs and coordination. Jeff Martin of Martin Associates was paid \$24,000 over a six year period to manage it in North Andover. In North Andover a friends group, which consisted of people who lived and worked in the neighborhood, was created to usher the project forward. Mr. Nickas did not think people would support adding 5% to their electric bill for three blocks downtown. Tom Goodwin suggested packaging it with the improvements in the sidewalks and parking areas. Mr. Goodwin said the Hamilton Shopping Center looked better and had a greater sense of pride now that it was spruced up. It was agreed 2 to 2.5% was different than 5 to 7% on the electric bill. Mr. Nickas suggested doing the sidewalks if power lines could not be completed.

Brian Stein had not heard back from Don Robinson regarding downtown. Mr. Stein and Tom Goodwin suggested paying for sketches to represent the look that the HDC wanted. MAPC was considered as an option to provide renderings. Site plans of the Business District would include trees, islands, parking adjustments, and sidewalks, according to Bill Gisness. Views down Bay Road and Railroad Avenue would be done. Mr. Stein would contact a landscape architect.

New Old Business

Brian Stein made motion to adjourn.
Seconded by Anthony Nickas.
Vote Unanimous to adjourn at 8:32 am.

Prepared by:

Marcie Ricker

Attest

Date