

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

MEMORIAL ROOM, HAMILTON TOWN HALL

August 8, 2018

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

Members Absent: Tom Goodwin

Coordinator: Dorr Fox

Brian Stein called the Hamilton Development Corporation (HDC) meeting to order at 7:32 a.m. with a quorum present.

Warrant for Bills

Mr. Stein presented a warrant for water bill, mortgage, Harborlight Community Partners' monthly management fee, Nunans' (florist) payment, and minutes services in the amount of \$5,070.48.

Bill Gisness made a motion to approve payment of Warrant HDC-1903. Anthony Nickas seconded the motion. The HDC voted unanimously among those present (4-0) to approve the Warrant.

Approve Minutes for July 25, 2018

Mr. Stein had one minor edit involving a statement attributed to him that he thought should be attributed to the HDC as a group.

Mr. Stein made a motion to approve the meeting minutes of July 25 as modified. Mr. Nickas seconded the motion. The HDC voted unanimously among those present (4-0) to approve the minutes.

59/63 Willow Street

Dorr Fox said he spoke with Town Counsel Donna Brewer regarding the \$300K check issued from the Hamilton Affordable Housing Trust (HAHT) for Harborlight Community Partners' purchase of 59 Willow Street. Ms. Brewer said holding the check at the

Treasurer's Office as they were doing was OK. The check expires June 30, 2019. This means the property has to actually be sold by that date (not just that a Purchase and Sale agreement has to be signed by that time). The check can't be released until the property is actually closed on. Mr. Fox is going to talk with Mr. Andrew DeFranza of Harborlight to see where things stand, as it appears Willow Street hinges on the Longmeadow project moving forward. The HDC would like a definitive confirmation from Mr. DeFranza in writing about when he would expect to close on Willow Street.

Mr. Fox said the Community Preservation Committee (CPC) meets tomorrow night (Aug. 9) to decide whether to go forward with the \$200K to bring down the number of units at Longmeadow from 100 to 89. The CPC already approved the eligibility application and this next meeting is to decide whether they want to approve the finds. If the CPC decides yes, it goes to Town Meeting for a vote. Next Tuesday, the HAHT will meet to follow up on what happens.

Rick Mitchell noted a question remains about whether the HAHT will go through with the 100-unit project at Longmeadow if it doesn't receive the \$200K CPC grant. Abutters don't want 100 units there; however, going that route might prevent a 150-200 unit development from going there. The plan would ideally be to reduce the size of the project to about 48 units.

The HDC discussed that if Harborlight purchased the Miller property, it would then control access to the Farnham property and could either block access or help another developer wanting to build on the Farnham property. However, Mr. Fox noted part of the Trust's grant agreement that's being worked on is a non-compete clause that states Mr. DeFranza wouldn't be able to develop anything adjacent to the Longmeadow project.

Mr. Stein mentioned Canter Brook is under agreement, as they discussed last meeting. It is an over-44 community, but they can't discriminate (to age 44 and over) regarding the two units that would count toward affordable housing. Therefore, the developer would have a choice to offer the two units off-site or give a P.I.L.O.T. (payment in lieu of taxes) instead. That might help the Town in its mission to come up with some funds for reducing the number of units at Longmeadow. Mr. Fox noted Harborlight can also sell the houses at Longmeadow and use that money to reduce the size of the project.

Mr. Mitchell proposed at the last HAHT meeting that the Town sign an agreement to put up a certain amount of money up front and then when/if Mr. DeFranza is able to sell the houses, he gives the money back to the Town. That way the Town knows up front what to expect. It might be hard to sell those houses once they are surrounded by affordable housing.

Downtown Improvements and Discussion about the June 20th Meeting

Mr. Gisness is working on a proposal to receive cost estimates from the landscape architect Carol Johnson Associates for the downtown improvement option that includes parallel

parking (as opposed to angled parking). Parking currently exists for 39 spaces. Mr. Gisness expected they could have the results from Carol Johnson in mid- to late September.

The HDC discussed that it might make sense to start talking about funding options for downtown improvements with the various parties. A public bond has to be approved each year and is subject to voter approval.

Mr. Mitchell said the Town would be floating the bond since the meal tax is a Town revenue. If the HDC had revenue coming in from a property, it could float a bond on its own.

The HDC discussed seeking State or Federal grants and looking into programs for downtown improvements. Mr. Fox will investigate. He will draft a letter (on HDC letterhead) to send as an attachment to State Senator Bruce Tarr and State Representative Brad Hill inquiring about what funding mechanisms are available.

The HDC discussed the prospect of burying utility lines. The cost for just National Grid (not including the costs of the other utility companies) would be \$6M per mile. Therefore, to complete the length of Railroad Ave. would cost about \$.5M. Mr. Gisness wondered if they could put the conduits underground with the idea of doing the work in the future. They need to formally ask Verizon, Comcast, AT&T, etc., about procedures and costs. Mr. Fox will draft a letter He will also ask for help from the MAPC. Minutes Secretary Mary Alice Cookson mentioned the new Town Manager (TM) worked for the MAPC and has extensive grant experience. Mr. Fox said because the new TM won't be starting until September, he will contact the MAPC in August, but if he doesn't get anywhere, he will consult the new TM as soon as he begins work.

Another letter needing to be drafted is one for HAAHA (Hamilton Affordable Housing Advocates), which would be a letter of support for a CHAPPA (Citizens' Housing and Planning Association) grant. It is a non-monetary grant that provides support services for advocating for affordable housing. Mr. Fox will draft the support letter and send it around.

Another issue is to follow up with Darcy Dale and see if she has connected with Harborlight in response to her letter. Ms. Dale is on the Finance and Advisory Committee (FinCom) so she will be called on to give a recommendation to Town Meeting if the HAHT project moves ahead, so it's best she has all the facts.

New/Old Business

Mr. Fox said the HDC won't have a quorum for the next meeting. They decided the next meeting will be Sept. 5.

Adjournment

Mr. Mitchell made a motion to adjourn the meeting at 8:10 a.m. Mr. Stein seconded the motion. The HDC voted unanimously among those present (4-0) to adjourn the meeting.

Prepared by:

Mary Alice Cookson

Mary Alice Cookson

Attest

Date