

Hamilton Affordable Housing Trust

January 31, 2019

Memorial Room, Hamilton Town Hall

HAHT Members Present: Chair Russ Tanzer, Marc Johnson, Joe Domelowicz, and William Massos

HAHT Members Absent: William Olson

Town Staff Present: Dorr Fox, Hamilton Community Projects Coordinator

Russ Tanzer opened the meeting of the Hamilton Affordable Housing Trust (HAHT) at 6:01 p.m. with a quorum present.

MINUTES—JAN. 23, 2019

William Massos made a motion to approve the Jan. 23 minutes. Marc Johnson seconded the motion. The HAHT voted unanimously among those present (4-0) to approve the minutes.

DISCUSSION OF AMENDING TOWN BYLAW CREATING THE HAMILTON AFFORDABLE HOUSING TRUST

Mr. Tanzer discussed what had been discussed at previous meetings regarding Town Manager Joe Domelowicz's position on the Trust. He read the changes Town Counsel Donna Brewer had made to the bylaw at the HAHT's request.

Decision:

Mr. Massos made a motion to enter the bylaw changes into the minutes. Mr. Johnson seconded the motion. The HAHT voted (3-0-1) to enter the changes into the minutes. *Mr. Domelowicz abstained since the changes affect him.

Mr. Johnson spelled out the changes made. They appear in italics below:

The Trust shall have five (5) *voting* Trustees at all times and the Board of Selectmen shall appoint the Trustees. *All Trustees must be residents of the Town of Hamilton, Massachusetts at the time of appointment and at all times throughout the Trustee's term.* At all times at least one of the Trustees shall be a member of the Board of Selectmen. ~~*and one Trustee shall be the Hamilton Town Manager, who shall have the power to vote.*~~ In making such appointments, the Board of Selectmen shall endeavor to provide a broad-based membership including legal, banking, financial and real estate professionals, other members of the local business community and affordable housing advocates. *The Town Manager shall serve as a sixth Trustee, without the authority to vote.*

Mr. Johnson inquired about next steps. The HAHT discussed that they needed to send the language to the Board of Selectmen (BOS) to weigh in on the changes and determine if they should go onto the warrant for Annual Town Meeting in April.

Decision:

Mr. Massos made a motion to send the HAHT's recommended bylaw changes to the BOS and to recommend that the BOS accept the changes for inclusion as a warrant article at Annual Town Meeting. Mr. Johnson seconded the motion. The HAHT voted (3-0-1) to accept the motion.

DISCUSSION OF GORDON-CONWELL THEOLOGICAL SEMINARY (GCTS) TASK FORCE STATUS UPDATE

David Smith, chair of the GCTS Task Force, gave a one-sentence request: The Task Force would like to request that the HAHT select/seek qualifications from the three experts recommended by Laura Shufelt of MassHousing Partnership to serve as an expert consultant to the Trust and the Task Force and to help them obtain the legal feasibility of obtaining housing credits from an apartment building at the Seminary. Mr. Fox noted he hadn't yet given them the recommended names. Mr. Domelowicz asked him to list the names. They included: Paul Haverty, of Blatman, Bobrowski, Haverty, LLC, in Concord; Steve Nolan, of Nolan, Sheehan, Patten LLC, in Boston; Daniel Rosen, of Kline Hornig, LLP.

Mr. Massos noted he had provided a name earlier, but Mr. Fox said Ms. Shufelt didn't think that person was an attorney. Mr. Massos said he definitely is an attorney. His name is Kurt James of KJP Partners LLP in Boston. Mr. Fox will go back to Ms. Shufelt with the name. The HAHT discussed that it would like to vet all four candidates. Mr. Smith said the purpose of his draft of an RFQ [request for qualifications] was to solicit from the candidates the qualifications specific to the Town's unique situation.

Mr. Johnson asked if the Seminary knew where the Town was heading with this. Mr. Smith said yes he suspected so, but they aren't ready yet because the Seminary hasn't yet nominated the candidates who will function as the Task Force's counterparts. Mr. Smith said he thought they should first see if their idea is even legally feasible before developing and presenting a whole concept proposal to the Seminary. He thinks there's been valid feedback on it and rather than go the whole distance, they should explore it more in case legally it turns out to be a non-starter. The hurdles in making this happen are numerous, he noted.

Mr. Johnson raised a question about whether they ought to present the idea to the Seminary and involving them prior to exploring the idea with the consultants. The HAHT discussed that. Mr. Massos recommended figuring out what consultant to use, then having a quick meeting to see if it's even possible, and then going to the Seminary. He thought the cost should stay well under \$10K, probably only about \$2K. Mr. Johnson agreed he was in favor of having a meeting or two with the consultant.

Mr. Domelowicz agreed they should have a quick RFQ and then meet with the Seminary to get a sense of whether it is worth going down the road. The question is whether Gordon-

Conwell would even entertain it. Mr. Johnson noted the action could also make them indignant. Mr. Domelowicz said he's had numerous conversations with Gordon Conwell and didn't think they'd be indignant if the idea were presented as speculative.

David Thompson, 103 Essex St., agreed they just first check out if it made sense legally before deciding whether to move forward.

Mr. Massos pointed out Gordon-College is a religious institution, a college campus... Mr. Fox said in his conversations with Ms. Shufelt, she thought it would be best if the apartment building be divided out as a separate parcel. Mr. Domelowicz noted that would affect how it's taxed. Mr. Johnson said he thinks the level of complexity has to be introduced to the attorney. Mr. Tanzer said they may need to look at how the campus was permitted. Mr. Johnson noted that would involve the Planning Board. Mr. Massos posed the question of when the Task Force should be involved. He thought if they picked a consultant, perhaps Gordon-Conwell should be in the room for the discussion. It might not be good to go too deep into the details before involving them. Mr. Johnson agreed it might be the kiss of death to get too far ahead of the Seminary.

HAHT members agreed they should not exceed spending \$2K until they have the Seminary involved and on board. Mr. Domelowicz said, however, that Mr. Fox shouldn't specify an amount in the RFQ. Mr. Fox said he will work on the draft.

DISCUSSION OF POTENTIAL AFFORDABLE HOUSING DEVELOPERS IN HAMILTON

The HAHT spent a bit of time discussing developer Dave Calhoun of Layline Ventures, LLC, and his partner Chris Berardi of Berardi Properties. Mr. Fox had spoken with some of the planners he knows in communities where Mr. Calhoun had mentioned having done projects and didn't find out as much about the individuals as he would have liked. The communities were familiar with some of the projects, but not with the two individuals. Mr. Massos noted the two might have been involved but not had their names on the PEL.

Mr. Fox said Weston was familiar with Mr. Calhoun, who was the lead on the project, and Mr. Berardi, who was the property owner. Mr. Calhoun's firm had proposed something called an industrial evaporation system to be located in the basement of a building with 150 units. That project was denied and is now in litigation.

The Trust members found the background "faint" and were somewhat disappointed. Mr. Fox was asked to contact other communities, specifically the Town of Cohasset and perhaps Quincy and Framingham, for more information. Mr. Tanzer asked if they thought they should have more conversations with Mr. Calhoun and Mr. Berardi and the HAHT consensus was no at this point. They want to be more comfortable with the two and have more clarity.

OTHER BUSINESS

Mr. Tanzer relayed new news that Director of Planning & Inspections Patrick Reffett was reached out to by a resident [Phil Marcorelle] who was interested in seeing if the HAHT would want to purchase his property at 436 Asbury St. It is 2.29 acres.

Mr. Fox said it was located in Zone 2 so the project would be limited to 10 bedrooms. Per Conservation Commission Coordinator Jim Hankin, it is adjacent to extensive wetlands but doesn't appear itself to be wetlands. It would require a 70-foot setback from the wetlands.

Mr. Massos looked at the assessment and said one part of it was valued substantially (like \$200K) and the rest not (about \$9K). He wondered why.

The land is on a paper street. Mr. Fox pointed out it is also where the cell tower is located.

Mr. Johnson said if it the site was usable, the price is great. If not, it isn't.

Mr. Massos said the HAHT would want to do all the tests (for example, perc tests) to check if the land were buildable, which would involve a chunk of money. Mr. Johnson said the HAHT wouldn't be the builder; it would need a partner.

The Trust discussed having a site walk of the property. So as to not violate Open Meeting laws, Mr. Fox would need to post the meeting. They discussed doing it on Monday, which wouldn't give Mr. Fox enough time to post, so they decided to go with less members than a quorum. Mr. Fox will reach out to the property owner to set it up for potentially Monday at 2 p.m. The weather is supposed to be in the 50s.

Prior to that, Mr. Johnson said they should explore the paper street and what can be done. They looked at some of the details on the map and noted that delineations on the map and in actuality can sometimes differ. They talked about the setbacks and location of the Ipswich River pertaining to the property.

The next HAHT meeting was set for March 5 at 6 p.m.

Mr. Fox brought up the issue of whether the HAHT would like to continue having its meetings televised by HWCAM since the agendas have been light recently. Mr. Domelowicz thought maybe they should only televise the meetings if the HAHT is discussing a specific project or proposal. Mr. Massos thought maybe they should only televise them if the HAHT is looking at spending or investing the Town's money at a certain dollar amount, such as \$100K or \$50K. The others didn't think they should attach a dollar value.

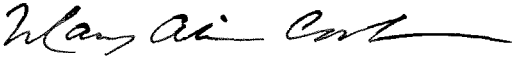
Decision:

Joe Domelowicz made a motion that HAHT meetings be televised only when the HAHT will be discussing a specific project or proposal. Mr. Massos seconded the motion. The HAHT voted unanimously among those present (4-0) to accept the motion.


ADJOURNMENT

The HAHT adjourned the meeting at approximately 6:50 p.m.

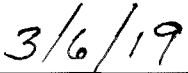
Prepared by:



Mary Alice Cookson



Attest



Date