

HAMILTON DEVELOPMENT CORPORATION

MINUTES OF MEETING

Memorial Room, Hamilton Town Hall, 577 Bay Road

February 5, 2020

HDC Members Present: Rick Mitchell (President), Brian Stein, and Anthony Nickas

HDC Members Absent: Tom Goodwin and Bill Gisness

Associate Members Present: Angela Arvanites and Chad Smith

President Rick Mitchell opened the Hamilton Development Corporation (HDC) meeting at 7:30 a.m. with a quorum present.

Warrant for Bills

Mr. Mitchell presented Warrant HDC-2014 in the amount of \$13,975.40, which included the mortgage, HDC staff work, tree removal at Willow Street, Harborlight Community Partners' maintenance fee, and Attorney Jill Mann's legal services.

Decision:

Brian Stein made a motion to approve Warrant HDC-2014 in the amount of \$13,975.40. Anthony Nickas seconded the motion. The HDC voted unanimously among those present (3-0) to approve the warrant.

Mr. Mitchell presented Warrant HDC-2015 in the amount of \$6,700.67, which included Meridian Associates' (engineering) invoice.

Decision:

Mr. Stein made a motion that the HDC approve Warrant HDC-2015 in the amount of \$6700.67. Anthony Nickas seconded the motion. The HDC voted unanimously among those present (3-0) to approve the warrant.

Minutes—January 22

Mr. Stein made a motion to approve the minutes. Mr. Nickas seconded the motion. The HDC voted unanimously among those present (3-0) to approve.

59/63 Willow Street

Mr. Mitchell distributed a list of the developers to whom the RFP [Request for Proposal] had been sent. There were 12 on the list with an additional one forwarded by HDC member Bill Gisness. Three individuals were also consulted and asked for their referrals: Larry Smith of Canter Brook Capital, Dennis Barnett of Salem Five, and Charlie Wear of Meridian Associates. Advertisements were placed in, or are in the process of being placed in: *The Salem News*, *Banker & Tradesman*, *New England Real Estate Journal*, *MA Central Register*, and *Boston Homes*. The RFP was given to the Town Clerk and published on the Town's website. Mr. Mitchell said he spoke with Attorney Mann who said she had talked with one of the developers on the list who was interested. So far there's been no response to the ads.

A meeting was held with the Willow Street neighbors, which was facilitated by David Wanger for the purpose of discussing the neighbors' concerns. Anthony Passaretti, 85 Linden St., who was present at the meeting, mentioned that some neighbors are still upset over the project, but are accepting the fact that it will be moving forward provided someone answers the RFP. He said he did not have a sense that people will want the small square footage that the units offer and that rental housing isn't what the Town needs. He said the neighbors preferred a two-story to a three-story building. Mr. Stein countered that he has heard realtors in Town say there is a demand for rental housing.

Mr. Mitchell announced that Mr. Passaretti had volunteered to participate with the HDC as an associate member when Angela Arvanites and Chad Smith become full members after Bill Gisness and Tom Goodwin step down. If the project goes to construction Mr. Passaretti could serve as a liaison between the HDC and the neighborhood.

There was a discussion about whether the Planning Board might clarify the language of the mixed-use bylaw for the public. Mr. Passaretti said the way he had understood the bylaw, he was voting to allow people to use their existing space on their upper floors, not for allowing a building to add floors and put units up there. His suggestion was to add language that allowed for four units or less.

Mr. Stein said there are only a handful of properties that can be developed with more than just a few units. He said the concern that someone can buy up single-family homes and turn them into a huge housing development is not likely to happen as it is cost-prohibitive. Mr. Mitchell said the Planning Board was open to discussion but wants constructive engagement.

Downtown Improvements

Ms. Arvanites said she had spoken with Board of Selectmen Chair Jeff Hubbard about becoming a full HDC board member. She said he had thanked her for the work she's done regarding the downtown events.

Mr. Mitchell said he will ask the BOS and Town Manger to put the full-membership approval of Ms. Arvanites and Chad Smith and associate-membership approval of Mr. Passaretti on the next BOS agenda. He will advise the candidates about when it is scheduled and if they are approved. It is a three-year term.

Ms. Arvanites said Shop Local H-W was planning to hold its next community event on the second or third Sunday in May. The event will be something called "parking," which involves businesses setting up a parking spot where they will have some type of display of their business. They can sell in that space or just create a place for people to meet. The event creators hope to serve local food and drinks, which include alcoholic drinks. Ms. Arvanites said they will meet with the Town Manager soon to understand the rules about what they can and cannot do. She expected Shop Local H-W might ask the HDC to cover the cost of the event's insurance and perhaps porta-toilets. Mr. Mitchell said Shop Local H-W should put their budget together and present their requests to the HDC well in advance. She said they would.

Budget

HDC Treasurer Anthony Nickas made a motion that the HDC increase its Consulting Services Budget (530015 line item) by \$9,880. The money is currently in "Bequest/Contribution Revenue." Brian Stein seconded the motion. The HDC voted unanimously among those present (3-0) to increase the budget.

Mr. Nickas said the report had shown a negative balance in the Utilities category. Ms. Cookson said a transfer had been made to bring that line item to a zero balance. Mr. Stein said that it would likely go negative again when the water bill came due.

Treasurer Mr. Nickas said no rental income had been recorded since the end of September on the report he received. He asked Ms. Cookson to ask the Finance Department to generate an updated report showing the total Rental & Lease Income received (483000 line item).

New/Old Business

The bidders' meeting for the Willow Street RFP will be held Tuesday, Feb. 18, at 10 a.m. Mr. Mitchell and Mr. Stein will attend. Mary Alice Cookson will attend and take the minutes.

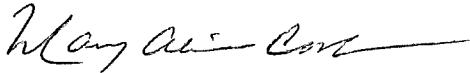
It was agreed that the next regular HDC meeting will be held March 4 at 7:30 a.m.

Mr. Stein said he had been contacted by the Acord Food Pantry. Given the power outages in Town, Acord has a donor who wants to provide them with a backup generator. However, they have very little room for it and wanted to see if there might be some space on the east side of Acord and northwest corner of the HDC's property to give them a small triangle. He will look into this further.

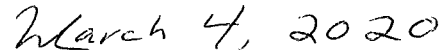
Adjournment

Mr. Nickas made a motion to adjourn the meeting at 8 a.m. Mr. Stein seconded the motion. The HDC voted unanimously among those present (3-0) to adjourn.

Prepared by:



Mary Alice Cookson



Date