

Hamilton Affordable Housing Trust
Teleconference

December 16, 2020

HAHT Members Present: Chair Marnie Crouch, David Smith, Jamie Knudsen, William Hunter Carroll, and William Massos

HAHT Coordinator: Pat Shannon

**This meeting was teleconferenced via Zoom with all of the above participants remaining at home.*

ROLL CALL

Chair Marnie Crouch called the Affordable Housing Trust (AHT) meeting to order at 6:03 p.m. She was experiencing power outages, and because she could lose power at any time, decided to first have the AHT review a request by Traggorth Companies LLC to modify the AHT commitment letter (thereby taking the agenda item out of order).

A roll call was taken with all five members present: Ms. Crouch, William Massos, Jamie Knudsen, Hunter Carroll, and David Smith.

REVIEW AND CONSIDER UPDATE LETTER OF SUPPORT FOR THE TRAGGORTH COMPANIES' WILLOW STREET DEVELOPMENT

Ms. Crouch asked if everyone had the opportunity to review the document, which was in the packet. All had. The first change reviewed was to substitute "Willow Street Hamilton LLC" everywhere "Traggorth Companies LLC" appeared in the letter. The next was to delete any reference to a completion date of July 30, 2022. Ms. Crouch asked David Traggorth if he also wanted to eliminate the statement that the project must start by May 1, 2021. He explained the purpose of revising the letter was to make the AHT commitment letter better line up with the language and standards of the Department of Housing and Community Development (DHCD) funding letter. He commented that the July date was actually not the start date for the project, but was essentially the project closing date.

Ms. Crouch proposed the following language change to the conditions appearing on page 2 of the AHT document: *The AHT requires Traggorth to adhere to the conditions required by the DHCD and Mass Housing as set forth in their award letters dated Nov. 6, 2020 and Nov. 9, 2020 respectively with respect to the commencement and completion of construction.* Mr. Traggorth agreed to the change. Ms. Crouch then said: *In the event that those conditions are breached, Traggorth will return the money to the AHT.*

Mr. Traggorth agreed to the change, adding that the AHT document would be superseded by the loan documents. He commented there was no situation whereby Traggorth would receive the AHT money and not start construction. Ms. Crouch said Rick Mitchell [Planning Board member and Hamilton Development Corporation (HDC) president] had indicated at the Planning Board meeting last evening that the HDC and Traggorth intend to close on property on Jan. 15, 2021. Her question was whether Traggorth needed the AHT monies for the acquisition. Mr. Trafforth replied no. He said those funds don't get used until the start of construction. He added that the DHCD issues its money at the start of construction, as well, less 10% that it holds back. Mr. Traggorth said the conditions would be discussed in the loan documents that were forthcoming. Ms. Crouch acknowledged the AHT would be a party to those loan documents and said one of the conditions was to have a mortgage to secure the \$500K from the AHT, which would be subordinated to any private lender. Mr. Traggorth said typically all the affordable lenders team up and hire an attorney that represents all the public money. He said there are common boiler plate loan documents that are used. He said likely what would happen is that an attorney would be hired to represent DHCD and the AHT. The documents can be found online; Ms. Crouch recalled seeing a link to Mass Docs in the award letters.

Ms. Crouch noted the AHT required as a condition of its award that the affordable units be deed-restricted in perpetuity while the DHCD only required the units to be restricted for 50 years. Mr. Traggorth said he didn't think the DHCD had any problem with that.

Mr. Knudsen asked if the Hamilton Development Corporation had agreed to all the changes in the document. Mr. Traggorth responded yes. He said Traggorth was looking to purchase the property in January and was currently working to get lenders lined up, as well as working on the design and construction documents.

Mr. Massos asked when the units would "come online." Mr. Traggorth said if construction started in the spring of 2021, he would like the units to be ready in the spring of 2022. Ms. Crouch asked if he had funding in place yet; he said no, the path was to first lock down construction pricing. She asked if the thinking was still that the total project will be in \$8M range; Mr. Traggorth replied yes.

Decision:

Mr. Smith made a motion that the AHT grant the request by Traggorth Companies LLC to modify the AHT award letter dated April 28, 2020. Mr. Massos seconded the motion. A roll-call vote was taken with "ayes" from Mr. Smith, Mr. Knudsen, Mr. Carroll, Mr. Massos, and Ms. Crouch, (5-0) unanimous.

Ms. Crouch said she will work with Pat Shannon and they will send the altered letter to Mr. Traggorth as soon as they can. Mr. Traggorth left the meeting.

UPDATE ON 434/438 ASBURY STREET

Ms. Crouch said AHT Coordinator Pat Shannon and representatives of DHCD had toured the site and looked upon the project with favor. Town Manager Joe Domelowicz Jr. was asked

by the DHCD to waive the requirement for a formal appraisal and that was done. [The waiver letter by Mr. Domelowicz was included in the meeting packet.]

UPDATE ON GORDON CONWELL THEOLOGICAL SEMINARY (GCTS) DEVELOPMENTS

Ms. Crouch said she learned from Mr. Mitchell, who is now a member of the GCTS Task Force, that the Task Force is attempting to schedule a meeting in early January with representatives of the Seminary.

Mr. Smith commented that he polled all the GCTS Task Force members, drafted an agenda, which all members approved, submitted it to the GCTS president, and received a reply back with a set of dates in the second and third weeks of January for meeting as he had requested, which he said was encouraging.

APPROVE MINUTES OF THE 11/18/2020 MEETING

The AHT did not make any comments or corrections.

Mr. Knudsen made a motion to approve the Nov. 18, 2020 minutes. Mr. Carroll seconded the motion. A roll-call vote was taken with "ayes" from Mr. Smith, Mr. Knudsen, Mr. Carroll, Mr. Massos, and Ms. Crouch, (5-0) unanimous.

NEW BUSINESS

SCHEDULE NEXT MEETING

Ms. Crouch will notify the AHT of the next meeting date when it is determined after hearing back from the GCTS Task Force or if any other news occurs.

ADJOURN

Mr. Smith made a motion that the AHT adjourn the meeting at 6:20 p.m. Mr. Carroll seconded the motion. A roll-call vote was taken with "ayes" from Mr. Smith, Mr. Carroll, Mr. Knudsen, Mr. Massos, and Ms. Crouch, (5-0) unanimous.

Prepared by:

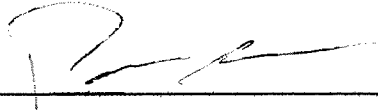
Mary Alice Cookson

Mary Alice Cookson
Minutes Secretary

2/12/21

Date

Attest:



Patrick Shannon
AHT Coordinator

2/12/21

Date

Documents Discussed at Meeting:

- Hamilton Affordable Housing Trust grant award letter to Traggorth Companies LLC dated April 28, 2020
- Letter from Joe Domelowicz Jr. to the DHCD regarding the waiver of the appraisal requirement for the Habitat for Humanity's 434 Asbury St. project