



TOWN OF GROTON
Affordable Housing Trust



Stuart M. Schulman, *Chair*
Allen B. King, *Vice Chair*
Colleen A. Neff, *Treasurer*
David A. Wilder, *Secretary*
Joshua A. Degen, *Member*

Meeting Minutes

Date: March 22, 2012
Time: 7 p.m.
Location: Town Hall, 173 Main Street Groton, MA 01450
Present Members: David Wilder, Stuart Schulman, Josh Degen
Absent Members: Allen King, Colleen Neff
Meeting handouts: agenda, preferred membership unit agreement

The meeting was called to order at 7:00 p.m. Members reviewed the February 23, 2012 housing trust minutes.

David Wilder moved to approve the February 23, 2012 minutes as drafted, Josh Degen seconded and motion carried 3:0.

Agenda item: 134 Main Street investment update

Mount Laurel Development's closing for 134 Main Street property occurred on March 8, 2012 and the transaction was recorded at the registry on March 9, 2012.

Members reviewed the Preferred Membership Unit Investor Agreement which had been previously reviewed by Fran Stanley and vetted by Town Counsel.

Josh Degen moved to accept the Preferred Membership Unit Agreement and further moved to have chairman Stuart Schulman sign it. David Wilder seconded and motion carried 3:0.

Given the importance of this agreement with respect to the housing trust's position as an investor in the development, Josh Degen recommended and other members agreed that the original copy of the agreement should be stored in the Town Clerk's locked vault for safekeeping. Fran Stanley will speak with Town Clerk on this matter.

Agenda item: Housing Seminar, April 4th -- event promotion; review handouts

Several area news outlets have been receptive of the housing seminar press release. Fran Stanley is working on handouts to describe Groton's presently available affordable housing. David Wilder is pulling his written materials together. His oral presentation is ready as he conveys this information regularly in his normal course of business.

Agenda item: Housing Production Plan update: community interviews continuing

Josh Degen reported on his upcoming hour long appointment with Kathleen Kelleher. This interview will be considered one of the community interviews collected by Community Opportunities Group, the contractor working to update the housing production plan. Josh Degen discussed his interest in creating affordable housing in a more regional way similar to the New Jersey model. Fran Stanley to send Groton's updated subsidized housing inventory count to Josh Degen.

Agenda item: Monthly ledger report feedback.

Members reviewed a sampling of expanded general ledger formats. Josh Degen asked for ledger reporting that clearly denotes the remaining balance on account. Fran will follow up with Accountant’s office.

Josh Degen moved to adjourn meeting, David Wilder seconded and motion carried 3:0.

Meeting adjourned at 8:00 p.m. Minutes drafted by Fran Stanley.

Meetings Overview

Meeting Date	Status	Town Website
September 8, 2010	Final	Posted
October 13, 2010	Final	Posted
November 17, 2010	Final	Posted
December 20, 2010	Final	Posted
February 2, 2011	Final	Posted
April 6, 2011	Final	Posted
April 25, 2011	ⁱ	n/a
May 18, 2011	Final	Posted
June 27, 2011	ⁱⁱ	n/a
July 27, 2011	Final	Posted
August 24, 2011	Final	Posted
September 13, 2011	Final	Posted
September 26, 2011	Final	Posted
October 6, 2011	Final	Posted
October 17, 2011	Final	Posted
November 3, 2011	ⁱⁱⁱ	n/a
November 9, 2011	Final	Posted
November 10, 2011	^{iv}	n/a
December 14, 2011	Final	Posted
January 25, 2012	Final	Posted
February 23, 2012	Final	In Process
March 22, 2012	Draft	In Process
April 26, 2012		Planned

ⁱ 2011 Spring Town Meeting. See record of 2011 Spring Town Meeting

ⁱⁱ Board of Selectmen Meeting. See Selectmen’s minutes.

ⁱⁱⁱ Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.

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