



TOWN OF GROTON
Affordable Housing Trust



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

Meeting Minutes

Date: November 15, 2012
Time: 7 p.m.
Location: Town Hall, 173 Main Street Groton, MA 01450
Present Members: Colleen Neff, Allen King, David Wilder
Absent Members: Stuart Schulman, Joshua Degen
Meeting handouts: agenda

The meeting was called to order at 7:20 p.m.

Longfellow Place rental conversion project

Allen King toured Unit 6B Longfellow Road and wondered if a price in the range of \$107,000 per unit might be feasible. Allen King and David Wilder considered the financial aspects and speculated on a \$100,000 request to CPC based on financing \$70,000 for each unit. One goal would be to find a way to get the most leverage out of the CPC grant money.

On the concept of having the CPC grant money flow from CPC through the Trust to GHA, David asked what this particular project has to do with the housing trust. Colleen Neff asked whether the Trust is supposed to be engaging in projects that bring money back in to the Trust. The members present agreed that they would like to have Joshua Degen and Stuart Schulman's input. They are elected officials (Selectmen) and have more experience with assessing the support of Town Meeting voters. The group discussed having Allen, Fran and Joshua explore the Longfellow project with one or two GHA board members. The more leveraged the project is – low price, low financing, etc., the more attractive the deal may be to Town Meeting voters.

David stated that he would be willing to help put together good financing for the Longfellow purchase. He knows local banks. The banks all have community service requirements under the CRA (Community Reinvestment Act of 1977) and this sort of project may be a way for them to assist the GHA with a worthy project.

As an aside, David described a possible scenario that might directly match the goals and aptitudes of the Trust. If the Trust had sufficient funds to cover the entire purchase price of the condominiums, then the Trust might assist by loaning the purchase price to the Groton Housing Authority for a low rate of interest. In this example, the Trust participates in a manner that contributes to the creation of affordable housing by giving the housing authority access to inexpensive capital and the repaid interest represents a return on investment to advance Trust's future efforts.

Procurement laws – Chapter 30B

Fran Stanley updated the group on one take away from her attendance at a couple of recent trainings. Public procurement laws can impact the work of the Trust. The impact seems to take the form of requiring housing trusts to look to public procurement laws when undertaking any action that selects paid consultants or purchases property. A rule of thumb may be to consider the public procurement laws whenever Trust action would commit financial resources. For example, purchase of a property has Chapter 30B component (see chapter 8 of <http://www.mass.gov/ig/publications/manuals/30bmanl.pdf>). Typically, the Trust would need to describe the

173 Main Street
Groton, MA 01450

Tel: 978.732.1913
Fax: 978.448.1113

Fran Stanley, Housing Coordinator
fstanley@townofgroton.org

characteristics of the property it seeks to purchase in a proposal that is publicly advertised. In some instances, a filing can be made that the desired property has unique characteristics that will let the municipality opt out of the solicitation step. If the Trust wants to hire a lawyer separate from Town Counsel – perhaps due to a conflict of interest by Town Counsel because the Trust plans to purchase Town owned land – then that outside attorney would need to be hired via the Chapter 30B process. Since the passage of the Commonwealth’s enabling legislation for housing trust, some lawyers are starting to specialize in housing trust work. In conclusion, procurement laws may impact the pace of some Trust actions, but is unlikely to prevent those actions.

The housing partnership will be meeting on November 19, 2012.

Boynnton Meadows update

Allen King provided a general update to the group. The well issue has been resolved as the well has been filled. The back unit of the retail building is being framed. Roads are completed with rough asphalt. The old Kilbridge building exterior is being painted by Steve Themelis’ Pepperell based business (Niklaus Painting and Construction Company). As for the residential component, the developer is seeing solid response on the sales side.

The retail building’s basement might serve as a 110 seat restaurant. This potential use has not been permitted.

Allen King moved to adjourn meeting, David Wilder seconded. Motion carried 3:0.

Meeting adjourned at 8:15 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	Posted
March 22, 2012	Final	Posted
April 26, 2012	Final	Posted
May 24, 2012	Final	Posted
June 28, 2012	Final	Posted
August 23, 2012	Final	In process
September 27, 2012	Final	In process
November 15, 2012	Final	In process

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.
^{iv} Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.