

MINUTES OF THE REGULAR MEETING

July 14, 2009

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chairperson: Lydia Pastuszek; Vice Chair: DeBorah Sonnenschein; Assistant Treasurer: Kaffee Kang; Member: Sherrill Cline; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of the meeting of June 2, 2009, was made by S. Cline, seconded by L. Pastuszek, and unanimously approved.

2. CHECKS: A motion to approve the checks written in June was made by S. Cline, seconded by K.Kang, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: An all day meeting was held at the SHA on 6/29 among representatives from DHCD, Taylor & Burns, Women's Institute, and SHA, during which 3 different modular manufacturers were interviewed with regard to the costs associated with various options. A follow-up meeting was held on 7/7, which included a visit to a modular under construction in Sudbury, and later discussion of design issues, budget and timeline. It is hoped that the Project Eligibility Letter will be done by 8/1, a response will be received by mid-September, and the ZBA application will be filed in September or October.

After some discussion, the following decisions were made:

Unit Mix

2/2: Landham, Greenwood, 41 Great

3/1: Ford, 56 Great

Photo-voltaic

Prefer not to eliminate the possibility for future p-v for 41 Great (funding not currently available), so request that a 2/2 unit be designed with solar roof orientation. If it looks like 2 side-by-side colonials as anticipated, then same roof design could be used for all three 2/2 units, thus reducing manufacturing cost.

Roof line

If p-v roof line (see above) is used on the three 2/2 units, then there will be no need to raise the lower roof of the 2/2 unit and eliminate the dormer to save on costs.

Rain gardens

Prefer not to use rain gardens due to maintenance issues and initial expense.

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3. CEDAC Loan: A motion was made by S. Cline, seconded by K. Kang and unanimously voted to sign the application for loan documents to access CEDAC funding.

4. Legal Counsel: A motion was made by S. Cline, seconded by K. Kang and unanimously voted to retain Krokidas & Bluestein to handle issues related to affordable housing development and finance with regard to the redevelopment program.

5. Legal Counsel: A motion was made by S. Cline, seconded by K. Kang and unanimously approved to sign a fee agreement with Joshua Fox of Rollins, Rollins & Fox with regard to ZBA issues for the redevelopment program.

Condo Development: Mr. Stevens responded to a phone call from J. Howe stating that he would like to better understand his attorney's objections to changing the trust documents before agreeing that such changes be initiated by the SHA's attorney, and that there is no rush to do so.

CPA Committee: The Committee's next meeting will be in September.

Housing Trust: Last meeting was 2 weeks ago and a Letter of Intent was signed with a developer for the land on Maynard Road.

NEW BUSINESS:

6. Budget Revision: A motion was made by S. Cline, seconded by K. Kang, and unanimously approved to accept Revision I to the 2010 budget, which accommodates the mandated wage rates published after the original budget submission.

State Appointee: The SHA, the Selectmen and Senator Jamie Eldridge have all submitted letters supporting the appointment of J. Deutsch to the SHA to replace DeBorah Sonnenschein.

DIRECTOR'S REPORT:

Vacancies: A tenant and her son from 19 Greenwood, which will be razed, will be moving to 42 Fairbank by the end of the month.

Grievance Hearing: The Grievance Committee ruled in the SHA's favor regarding a rent calculation. Grievant is planning to move to her house in SC since she can no longer afford the rent at Musketahquid Village, due to having her IRA withdrawals count as income.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director

