



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387

<http://www.sudbury.ma.us>
HousingTrust@town.sudbury.ma.us

Sudbury Housing Trust

Minutes

December 14, 2017

8:00AM

Silva Conference Room Flynn Building,
278 Old Sudbury Rd

Present: Lydia M. Pastuszek, Chair; Cynthia Howe; Susan N. Iuliano; Andrew Kaye and Robert Morrison.

Regrets: Kelley Cronin

Others present: Elizabeth Rust, Meagen Donoghue and Leonardi Aray.

Welcome and Announcements

1. Minutes

- a. Approve the regular meeting minutes of 11/7/17 and 11/29/17

Motion made, seconded and voted to approve 11/7/17 and 11/29/17 regular meeting minutes as amended.

2. Finances

- a. VOTE to ratify the October Transactions

Motion made, seconded and voted to approve October, 2017 transactions.

- b. VOTE to extend Leonardi Aray's contract

The Trust discussed it would be necessary to extend Mr. Aray's contract to the end of this fiscal year, for up to six hours per week, at the same hourly rate.

Motion made, seconded and voted to extend Mr. Aray's contract to June 30, 2018, not to exceed six hours per week, at the same hourly rate and to authorize Ms. Donoghue to sign the contract extension.

3. Maynard Road

- a. Release of lien

Regarding the bankruptcy and foreclosure of 278 Maynard Rd and the notification of Enterprise Bank to the Trust of surplus funds available, the Trust decided to follow recommendation from KPLaw to request to voluntarily be dismissed from the case and release the lien.

Motion made, seconded and voted to authorize Ms. Pastuszek to sign the release of lien and request to voluntarily be dismissed from the case by the plaintiff.

- b. Status of Completion

The Trust discussed memos received from Town Engineer, Deputy Director, William O'Rourke and Director of Planning and Community Development, Meagen Donoghue.

Mr. Aray shared a list of pending items on the project scheduled to be completed in Spring, 2018. In terms of site work and landscape the project received the approval from Town officials. Regarding the driveway, the adjustments have been done following Mr. O'Rourke's recommendation, and the rest of the work needed on the driveway as well as hydro seeding is to be completed in Spring, 2018.

After discussion, the Trust decided to hold \$7,000.00 for the uninstalled sheds. The sheds have been

purchased by the developer but are not installed yet. In the event these sheds are not installed by January 24th, the Trust will hold back money.

The grant required completion of this project by January 24, 2018. An approval from the Trust to receive an extension of completion would be needed.

Motion made, seconded and voted to hold back \$13,000.00 subject to completion of work by May 15, 2018 with additional \$7,000.00 if sheds are not installed by January 24, 2018 and other items as outlined in Bill O'Rourke memo.

Ms. Rust informed the Trust the buyer of the 3BR unit requested the Trust to pay for the appraisal fee of the unit, since an appraisal was done too soon and it is no longer valid.

Motion made, seconded and voted to reimburse the appraisal cost of the 3BR unit of Maynard Road, with an approximate cost of \$450.00.

The Trust will hold a dedication of the Maynard Road homes on December 20, 2017 at 3 p.m., the Board of Selectmen and Town Manager will be invited, as well as former Trustees.

The Trust decided it would be a nice welcome gesture to purchase gift baskets for the new Maynard Rd. residents.

Motion made, seconded and voted to authorize the purchase of gift baskets for approximately \$100.00 each and three gift cards to a local business of \$50.00 each.

4. Other Business

There being no further business, the meeting was adjourned at 8:52 a.m.