

CIAC - Capital Improvement Advisory Committee
Meeting Minutes
April 1, 2019
7:20 PM – 9:20 PM
DPW Meeting Room

Present: Susan Abrams, Tom Travers, , Jamie Gossels, Susan Asbedian-Ciaffi,

Absent: Joe Scanga, Michael Cooper, Matt Dallas

Also Present: William Barletta (Sudbury Combined Facilities Director), Sherri Cline (CPC), Liz Rust (Regional Housing Services/Coolidge Phase II), John Beeler (Council on Aging), Jeff Levine (Council on Aging), Lisa Gutch (FinCom)

Chairman Gossels, following acknowledgement of a quorum, called the meeting to order at 7:20PM.

Item 1.

Motion to accept the minutes of the March 4, 2019 meeting as presented was seconded.

Aye: Susan Abrams, Tom Travers, Jamie Gossels, Susan Asbedian-Ciaffi,

Item 2. Coolidge Phase II

Presenter: Liz Rust, Regional Housing Services Office/Coolidge Phase II
Sherri Cline, CPC Chairperson

Sherri Cline noted that, having read the town bylaws, including the mandate of the CIAC, she was not sure that the CIAC had a mandate to make any recommendation at Town Meeting on this project since it is not part of the budget of the Town Manager, SPS or LSRHS. She questioned the use of volunteer time used for presentations to the committee.

Liz Rust gave a brief overview of the project; 56 rental units adjacent to the existing Coolidge at Sudbury development. Local funding sources are: Sudbury Housing Trust (\$250,000 through a commitment made in 2018), Local HOME funds (\$178,000, through the WestMetro HOME Consortium), CPA funds (\$320,000, to be recommended by CPC at 2019 spring Town Meeting).

Discussion:

The Strategic Financial Planning Committee has made a recommendation to the Selectmen that the CIAC review all projects over \$100,000, including those that don't fall within the parameters of the three budget centers. The committee often asks questions that are helpful to the presenter in preparation for other committees and Town Meeting.

There was a question as to why these funds are needed for the project, since the developer fee exceeds \$1,000,000. Liz shared some additional details of financials in response to the question.

In response to a question about how will the project be impacted if Town Meeting does not approve the CPC funds, Liz gave some examples of alternates on the project that would be downgraded (tile, exterior siding etc.)

The first phase included \$10,000 from the developer for transportation. When occupancy permits are issued there will be another \$10,000 for this purpose.

The committee did not take any position on this proposed project.

Item 3: Camp Sewataro update

The Board of Selectmen voted to go forward on an offer for the property, which would have to be voted on at Town Meeting and then, if approved, voted at the ballot. There are various scenerios that would address both cost and revenue. Keeping the land as open space would mean a loss of \$200,000 in taxes that are currently generated from the private ownership.

The committee did not take a position on this because it was deemed too early in the process to have sufficient information.

Item 4: Fairbank update

John Beeler and Jeff Levine provided an update on the Council on Aging's position. The Council voted in January not to support the most recent proposal and would like to move forward on their own since they know exactly what they want for a facility that could be a free standing building as part of the "Fairbank Campus." They are currently mobilizing to move ahead on planning on this phase of the project.

Discussion:

The committee had a brief discussion on the merits of this strategy and how/if it would impact the larger plan for a Fairbank project.

Item 5: Draft of CIAC report to the Board of Selectman and Finance Committee

The committee recommended an edit to characterize the concern around the Park and Rec's request for additional funds to complete the Featherland Sports Complex. There was some feeling that, since the authorization was for 4 courts, was it appropriate for the Park and Rec to go forward with the project without coming back to the town to explain the deficiency, which is now costing more than originally authorized. Jamie will add wording to reflect this.

The committee also unanimously approved an amendment to correct William Barletta's official title of Combined Facilities Director.

Next meeting: Since we don't know the outcome of the Sewataro article and have not had any presentation, we will wait to schedule the next meeting, contingent on need.

Meeting adjourned at 9:20pm

Respectfully submitted, Sue Abrams, Clerk

Handouts:

Minutes from the meeting on March 4, 2019
Regional Housing Services Office information on Coolidge Phase II