

MINUTES OF THE REGULAR MEETING

August 25, 2009

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Treasurer: Steven Swanger; Assistant Treasurer: Kaffee Kang; Member: Sherrill Cline; Associate Members: Sheila Cusolito and Judith Deutsch; Executive Director: Jo-Ann Howe; Architect: Carol Burns; Consultant: Rebecca Plaut Mautner.

1. MINUTES: A motion to approve the minutes of the meeting of July 14, 2009, was made by K. Kang, seconded by S. Cline, and unanimously approved.

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

3. QUARTERLY REPORTS: A motion was made by S. Cline, seconded by K. Kang, and unanimously approved to accept the Financial Reports as prepared by Accountant Howard Gordon.

UNFINISHED BUSINESS:

Redevelopment Project: Rebecca Plaut Mautner went over the project budget and answered questions. She explained that permanent financing may not be through MHP's Neighborhood Rental Initiative as had been expected, since that program depends on DHCD's Housing Stabilization Fund, which may not be available until next fiscal year. Instead, it is likely that funding will be accessed through the Affordable Housing Trust Fund or through bonding. DHCD has agreed to supply public predevelopment funding. Rebecca also went over the projected timetable, which begins construction next summer and has families moving in during the winter of 2010 and spring of 2011. A separate management entity will be created at the end of the development process. Carol Burns showed elevations of the various roof line options and the interiors that have been developed over the past 1 ½ years.

4. Roof Lines: After much discussion, a motion was made by S. Swanger, seconded by S. Cline and approved to select the roof line option for all of the the 2/2 buildings that most closely resembles the 2/3 units designed by Grazado-Velleco Architects for Fairbank Circle in 1990. The decision was based on commitments made to Town officials and abutters that the new housing would strongly resemble that built by the SHA in the past. K. Kang voted against this roof line, based on aesthetics.

5. Legal Services: A motion was made by K. Kang, seconded by S. Cline and unanimously approved to hire Klein Hornig for legal services relating to the financing of the Redevelopment Project, instead of Krokidas & Bluestein, as had been voted at the July meeting. Before a contract had been signed with Krokidas & Bluestein, it was discovered by Ms. Plaut Mautner that Klein Hornig had recently provided

services to a project very similar to Sudbury's, and that its fee was negotiable, and so she recommended that they be hired.

NEW BUSINESS:

Workshop: J. Deutsch may attend the Ethics Workshop offered on 9/26.

DIRECTOR'S REPORT:

Vacancies: The tenant in 3B moved to Florida and the next non-local resident will lease the unit effective 9/1.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director