

## MINUTES OF THE REGULAR MEETING

April 12, 2011

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chair: Steven Swanger; Treasurer: Sherrill Cline; State Appointee: Judith Deutsch; Member: Lydia Pastuszek; Executive Director: Jo-Ann Howe.

**1. MINUTES:** A motion to approve the minutes of the meeting of March 8, 2011, was made by L. Pastuszek, seconded by S. Cline, and unanimously approved.

**2. CHECKS:** A motion to approve the checks written in March was made by S. Cline, seconded by L. Pastuszek, and unanimously approved.

### UNFINISHED BUSINESS:

**Redevelopment Project:** The ad for a general contractor will run this week and a pre-bid meeting is scheduled for 4/20. Proposals are due by 5/12 that will be opened and scored by a Selection Committee.

**Condo Project:** The application for Ben Stevens' proposed 40B project for Route 20 stipulates that some units will be sold to the SHA. When this item is discussed at ZBA hearing, Town Planner will suggest it be written into the decision.

**CPA Committee:** It was decided to ask K. Kang to present for the SHA at Town Meeting if the SHA's request to extend funding is pulled from the Consent Calendar.

**Housing Trust:** L. Pastuszek reported on the Trust's activities

### NEW BUSINESS:

**3. Amendment to Contract for Financial Assistance #288021006, Project 288017 (705 boiler replacements):** A motion was made by S. Cline, seconded by L. Pastuszek and unanimously approved to extend the CFA with DHCD from 6/30/11 to 6/30/12.

**4. Amendment to Contract for Financial Assistance #705-1, Project 288016 (Redevelopment):** A motion was made by L. Pastuszek, seconded by S. Cline and unanimously approved to extend the CFA with DHCD CFA from 6/30/11 to 6/30/13.

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**Capital Planning Classes:** J. Howe will attend two full days of training in May in DHCD's new Capital Planning System.

**Family Housing Energy Conservation:** All family units have been inspected by Conservation Services Group for ways to reduce energy consumption. As a result, weatherization, improved lighting and in some cases new refrigerators, will be supplied under the Lean Low-Income Multifamily Program.

**DIRECTOR'S REPORT:**

**Maintenance:** A report was presented on maintenance activities.

**JOINT MEETING WITH BOARD OF SELECTMEN, 8:15 p.m.:** S. Swanger and J. Howe met with the BOS to request an extension of the PILOT Agreement of 1982 for the proposed Redevelopment units. Town Manager reported that although the Agreement was signed by the Assessors, such agreements must be authorized by the Selectmen. Referral was made to a letter of 5/6/86 signed by Assessor Patrick Delaney. After some discussion it was decided to extend the Agreement to this 11-unit project only, and staff will be directed to draw up said Agreement.

Minutes prepared by Jo-Ann Howe,  
Executive Director