

MINUTES OF THE REGULAR MEETING

January 11, 2011

The SHA met in open session 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chair: Steven Swanger; Vice Chair: Kaffee Kang; 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 December 14, 2010, was made by L. Pastuszek, seconded by S. Cline, and unanimously approved.

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

UNFINISHED BUSINESS:

3. Redevelopment Project: Septic plans were submitted to the Board of Health in December. The Selection Committee interviewed three applicants for Owner's Project Manager and chose Daniel DiPalma of EDD Advisors' Inc., due to his extensive experience working with owners, lenders and architects on DHCD residential projects and affordable duplex housing. A motion was made by L. Pastuszek, seconded by J. Deutsch and unanimously passed to accept the Committee's recommendation and hire EDD Advisors.

Condo Project: L. Pastuszek and J. Howe met with Beth Rust and Jody Kablack to discuss options for the condo purchase project. Consensus was that the proposed Sudbury Village project might be the next good opportunity for SHA to purchase a unit. J. Howe will contact Russ Tanner to discuss the necessity to have trust documents that allow the SHA to operate under DHCD regulations. In addition, L. Pastuszek will ask the SHT if one of its proposed units might be available for purchase by the SHA.

Melone Property: A memo was sent by J. Howe to the CPA Committee and Selectmen reminding them of a long-standing interest in using a portion of the Melone property for affordable housing. This is in response to a proposal before the CPA Committee to study it for Park & Recreation use.

CPA Committee: S. Cline reported that the CPC will be voting on the various proposals on January 26th. The SHA has submitted a proposal which would extend the time limit for its \$600,000 grant for its Redevelopment project to the end of FY 2013.

Housing Trust: The Trust has not met since the SHA's last meeting.

NEW BUSINESS:

MassNAHRO Trainings: Board members are not able to attend any of the scheduled trainings.

Letter from Tenant: A new family tenant wrote to the SHA to express gratitude for her housing.

DIRECTOR'S REPORT:

Vacancies: none.

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director