

SUDBURY HOUSING AUTHORITY

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MINUTES OF THE SPECIAL MEETING

September 16, 2019

The SHA met in open session at 278 Old Sudbury Road, Sudbury, at 8:00 a.m. Those present were: Chair: K. Kang; Vice Chair: A. Lepak; Treasurer: S. Cline; Member: T. Layden; Member: S. Swanger; Executive Director: S. Cusolito

Town RFR, Old County Road: S. Cusolito and K. Kang attended the Selectmen's meeting on September 10. At the request of Town Planner Adam Duchesneau, the Selectmen voted unanimously in favor of the Town exercising its Right of First Refusal for Unit 28 at 6 Old County Road, as well as transferring the Right to the SHA. Two residents attended the meeting and expressed opposition to the sale of the unit to the SHA. The residents would prefer the unit continue to be owner-occupied, expressing concerns about tenant compliance with the Condominium bylaws. Also of concern is the very low condominium fee paid by those who own the affordable units. A. Duchesneau explained that the lower fee reflects the lower assessed value of the affordable units, as well as the restrictions placed on the resale value. One noted the option for the condominium Trust to evict non-compliant tenants. S. Cusolito noted that she had been in regular contact with one Trustee and would encourage owners to meet with SHA to discuss concerns.

The Board discussed the timing of a meeting with residents. S. Cusolito contacted the Trustee and the owners who attended the September 10 Selectmen's meeting, recommending that a meeting with owners occur after the SHA obtains a legal review of the existing documents. She contacted attorney Joshua Fox, who was the developer's attorney and who drafted the existing documents. He stated that the intent of the language regarding tenant evictions was to allow an action in the event that the unit owner was not responsive, but that it would be difficult to convince owners to give up such a right.

At this time, the Board was not in favor of offering an upward adjustment of the monthly condominium fees, which might not be allowable under the existing agreements, or of signing a Determination of Uniqueness without legal review and in advance of the requirement to do so. It was in favor of meeting with Villages at Old County Road owners as soon as can be arranged.

Real Property RFP Response: K. Kang and S. Cusolito spoke by phone to David Keene, the contact on the two Oakwood Ave properties. He was to present the SHA's offer of \$310,000 to the stakeholder owners, but did not report back to the SHA.

EXECUTIVE SESSION

A motion was made by S. Swanger, seconded by T. Layden, and unanimously voted, to adjourn the September 16, 2019 Special Session and move to Executive Session to discuss real property, for to do so in open session might compromise the negotiating position of the housing authority, not to return to open session. The time was 8:33 a.m.

Yes: S. Cline

Yes: K. Kang

Yes: T. Layden

Yes: A. Lepak

Yes: S. Swanger

Minutes prepared by S. Cusolito, Executive Director