



# Town of Sudbury

Sudbury Housing Trust

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387

<http://www.sudbury.ma.us>  
[Housing@town.sudbury.ma.us](mailto:Housing@town.sudbury.ma.us)

## Sudbury Housing Trust

Minutes

Monday June 25, 2007, 8:30 AM  
Silva Conference Room  
Flynn Building, 278 Old Sudbury Rd

Present: Trustees: Peter Crowe, Michael Fee, Andrew Kaye, Larry O'Brien, Lydia Pastuszek  
Staff: Jody Kablack, Beth Rust  
Absent: Amy Lepak

The meeting was called to order on June 25, 2007 at 8:30 a.m.

1. Topic: Meetings, Agenda, Minutes

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To approve the minutes of regular session on May 8, 2007 and the executive session on May 8, 2007*

Meeting schedule – Will continue to meet in the AM, and will reconvene in September. A regular meeting time will be sought.

2. Finances, Funding and Grants

The monthly finances and May transactions were reviewed

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To approve the financial transactions of May 8 2007.*

A Fiscal Year budget for FY08 was presented. There are six accounting and general ledger accounts which all the Trust financial business maps to. After some brief discussion and a request to include the land value on the summary report, the FY08 Budget was approved and it will now be presented to the Board of Selectmen for final approval.

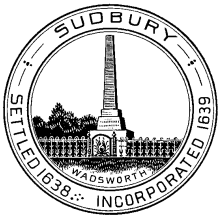
*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To approve the FY08 budget as presented.*

3. Active Projects

- a. Buy-Down project – The Marketing Plan was reviewed, with suggestions made to separate the VOICR and Buydown program. There was some discussion of renaming the buy-down program – rescue homes? – but no resolution was reached. Still need a better name. After discussion it was decided not to engage an agreement for a buyer's agent. The preference was to be more open and have more flexibility.
- b. Small Parcel Update – Parcels will continue to be explored, and a meeting with Habitat setup. The Board felt positive towards having a Habitat project on the Pratts Mill parcel. The Town-owned parcel on Pinewood was discussed and the Board felt it was worth pursuing.

*Motion duly made and seconded, it was unanimously (5-0):*



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*VOTED: To authorize the Trust to engage Mike Hunter as agent to make a bid on the property at 25 Pinewood for \$300,000 without revealing who he is representing, for a negotiated fee of 2%.*

- c. Small Grant Assistance program – Reviewed program description, with a suggestion to include 'right of first refusal' or some other lien as part of the terms. The CPA eligibility question is still open.

*Motion duly made and seconded, it was unanimously (5-0):*

*VOTED: To further define the small grants program and to look into house donations.*