

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

Sudbury Housing Trust

Minutes

June 18 2008, 8:00 AM

Silva Conference Room

Flynn Building, 278 Old Sudbury Rd

Present: Trustees: Peter Crowe, Amy Lepak, Lydia Pastuszek, Andrew Kaye, Larry O'Brien

Staff: Jody Kablack, Beth Rust

Absent: Michael Fee,

The meeting commenced at 8:10am, and adjourned at 9:35.

Maynard Rd

The Maynard Road property purchase was discussed. The financial feasibility, the soil test results, and the preliminary site concept were presented and reviewed in detail. The Trust agreed that the two-structure design was better suited for the parcel, and felt that the preliminary project budget was comprehensive. The Trust was concerned over the safety of the site, and looks to complete the demolition immediately after purchase. The financial impact of the both the land cost in FY09, and the development cost in FY10 were analyzed and felt to be manageable.

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

VOTED: To purchase the property at 278 Maynard Road for \$275,000, and to present to the Board of Selectmen for their approval as the provisions of the Trust require, and to pursue execution of Purchase and Sale Agreement contingent on title and environmental 21E/Phase 1 report, and after closing to immediately pursue plans to safely secure property including demolition of structure.

Maplewood Rd

The second Home Preservation property was reviewed. The Trust continued to support the program guidelines to provide well-maintained homes, and recommended a repair budget that would cover the priority items noted in the home inspection. The Trust encouraged the Community Housing Specialist to continue to negotiate the sales price in light of the defects noted, and hoped that further negotiations would result in a price reduction of \$10,000.

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

VOTED: To recommend to the Board of Selectmen and Town Manager expenditure of up to \$200,000 from CPA appropriated funds to buy-down the property at 20 Maplewood Avenue and of which up to \$181,000 to be applied toward the purchase price, and up to \$19,000 to be spent on priority repairs.

Small Grants Program

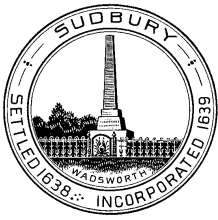
The two grant requests received were reviewed, and found in compliance with the program goals and eligibility requirements.

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

VOTED: To approve two grant applications of \$3,000 apiece for the presented eligible candidates, for the purpose of required home repairs.

Woods Walk Sanctuary

The project was reviewed as presented, and the Trust is very supportive and offered some suggestions to increase community support by funding a portion of the feasibility request.



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

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

VOTED: To authorize up to 50% up to a maximum of \$3,000 towards the feasibility study for the Woods Walk Sanctuary Housing project as outlined in the statement of work from EKC Construction Management.

192 Boston Post Road - After brief discussion on the 61A offer for the 8.54 acres parcel at 192 Boston Post Rd, for \$1,000,000 offered by Buddy Dog, the Trust decided not to pursue.

Trustee recruiting – It was agreed that the Trust would benefit from having another Trustee to provide an easier time ensuring a quorum present. The current setup of six trustees allows two to be absent and still retain a quorum. With another Trustee, this increases to three. Beth Rust will put a notice on the website, and inform resident members of the clergy association. Other Trustees were encouraged to spread the word.