



# Town of Sudbury

*Sudbury Housing Trust*

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

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## **SUDBURY HOUSING TRUST MEETING MINUTES**

Thursday, June 30, 2016, 8:00 AM

Flynn Building, Silva Room, 278 Old Sudbury Road

Trustee Attendance: Chairman Robert Morrison; Amy Lepak; Lydia Pastuszek; Susan Iuliano; Kelley Cronin; Bo Wang and Jay Zachariah.

Trustees Absent: Andrew Kaye

Staff in Attendance: Jody Kablack, Elizabeth Rust, Leonardi Aray.

Others: Steve Tripoli.

Chairman Robert Morrison called the meeting to order at 8:00 am.

### 1. Minutes

Review of meeting Minutes of May 26, 2016.

Motion was made and seconded to approve the Minutes.

### 2. Finances

#### a) Vote to ratify the May Transactions

Motion was made and seconded and approved to ratify the May 2016 transactions.

#### b) Vote to extend Leonardi Aray's contract

Motion was made and seconded to extend Leonardi Aray's contract.

#### c) Vote to accept external contracts as and if presented

Ms. Rust shared with the Board that there are two new contracts: Bedford with two units for ownership; and Devens 1 moderate rental unit as part of their face one project.

Motion was made and seconded to accept the contracts as presented.

#### d) FY14 and FY15 audits.

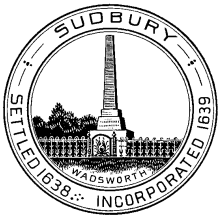
Liz informed the Trust that the FY14 and FY15 audits were successfully completed with no findings.

### 3. Maynard Road Project

#### a) Construction Update

Mr. Aray updated the Trust about the slow progress on the project, all the interior finishes are completed except flooring.

Mr. Aray requested that the Trust should take care of the invoices for Eversource to have the connections done, based on a request from Transformations.



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Mr. Morrison stated that the builder is under stress and underperforming and not delivering and owes about \$200K to sub-contractors, and asked the Trust to terminate the contract with Transformations.

Steve Tripoli of 31 Marlboro Road, he stated that he is aware that bills are going unpaid at the project and deadlines are not met and it seems unreasonable that the project is not done yet.

Ms. Kablack stated that there is a termination clause in the contract, and to discuss with Town Counsel the specifics of the termination clause.

The Board will authorize up to \$20,000 to pay invoices for Eversource and National Grid.  
Liz Rust will call Carter and Town Counsel.

Motion was made, seconded to pay directly to Eversource and National Grid up to \$20,000.

b) Buyer Update

There is one buyer waiting for the 3-bedroom unit, buyers are backing up as other opportunities became available.

4. Trust Board Reorganization

The Board nominated Lydia Pastuszek as Chair and Bob Morrison as Vice-Chair of the Trust.

Motion was made, seconded and approved to nominate Lydia Pastuszek as Chair and Bob Morrison as Vice-Chair of the Trust.

5. 40B Update

The Coolidge got their project eligibility letter.  
As a mitigation for the Avalon project, the SHA will receive \$90,000 in funds.

6. Schedule next meeting

The Board next meeting will be Wednesday, July 13, 2016.

7. Other Business

There being no further business the meeting was adjourned at 9:25 am.