

Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
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SUDBURY HOUSING TRUST – OPEN MEETING MEETING MINUTES

October 17, 2016, 8:00 AM

Flynn Building, Silva Room, 278 Old Sudbury Road

Trustee Attendance: Chairperson Lydia Pastuszek; Robert Morrison; Susan Iuliano; Andrew Kaye; Amy Lepak and Cynthia Howe.

Trustees Absent: Bo Wang, Jay Zachariah and Kelley Cronin.

Staff in Attendance: Elizabeth Rust, Leonardi Aray and Meagen Donoghue.

Chairperson Lydia Pastuszek called the meeting to order at 8:00 am.

1. Minutes

a) VOTE to approve Minutes from September 12, 2016 regular session meeting.

Motion made seconded to approve September 12, 2016 regular session Minutes.

2. Finances

a) VOTE to ratify the August FY17 transactions.

Motion was made seconded and approved to ratify August FY17 transactions.

b) VOTE to accept contract for Bedford Cottages at Depot Crossing, Acton 442 Mass Ave resale.

The Trust accepted a contract for six units for “Framingham Brendan Homes – Northside Meadows”, located at 442 Mass Ave. in Framingham, in the amount of \$15,000.

Motion made seconded to approve acceptance of “Framingham Brendan Homes-Northside Meadows”.

c) Extend Leonardi’s contract, NTE \$18k to 6/30/17.

The Trust discussed extending Leonardi Aray’s contract until June 30, 2017 not to exceed \$18,000.

Mr. Morrison asked if this contract would anticipate more time if the project hours pick up.

Mr. Aray replied that when the times comes he is open to increase the number of hours if needed.

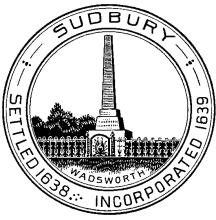
Motion made seconded to approved Leonardi Aray’s contract extension not to exceed \$18,000 until June 30, 2017.

3. Coolidge 40B Phase 2 –Potential VOTE on requested grant.

Cynthia Howe recused from participating in this discussion and she stepped out of the room.

The Bnai’ Birth’s memo, dated September 1, 2016 requesting funds from the Trust was discussed, the applicant will need the funds two years from now when the project is completed; a commitment is needed from the Trust by March 2017.

Mr. Kaye requested to see financial information for the first phase of the Coolidge project if it was available.



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Ms. Iuliano and Mr. Morrison support The Coolidge Phase 2 project, but Ms. Iuliano would like to wait and follow the Board of Appeals hearings going forward.

Ms. Rust mentioned that without the Coolidge Phase 2 the SHI projections in 2020 could be below 10%. If the Trust was inclined to deny this request for funds, the applicants will need to evaluate other local options for funding.

Ms. Paztuszek mentioned some issues about the lack of support for the current residents at the Coolidge and added that a presentation for the Trust at a future meeting will be appropriate and necessary.

Ms. Donoghue pointed out that her memo, dated October 12, 2016 mentioned the same issues and described how many of town resources are used by the residents in this development.

The Trust agreed to take a look at this item at their meeting in November.

4. Small Grant – Postponed until November.

Small Grant Applications will be discussed in the November, 2016 Agenda. Ms. Rust shared with the Trust that so far the office received 5 applications requesting small grants.

5. CPA request for 2017 Town Meeting.

November 7, 2016 is the due date for CPA requests. The SHT had requested 10% of funds in the past. The SHA is proposing to make that request of 10% this time. Looking into the incomplete status of Maynard Rd. The Trust is considering to wait and not request funds this year.

Ms. Pastuszek mentioned that the SHA is preparing a draft memo for a CPA request. The proposal is to find a house for purchase for the SHA using their existing funds and CPA funds. Their wait list was just re-open and there is plenty of demand for low income housing.

Motion made and seconded to approve support of the SHT for a request of CPA funds for the SHA.

6. Other Business.

Go into Executive Session, not to return to open session for the purposes of discussing strategy with respect to potential litigation as an open meeting may have a detrimental effect on the position of the Sudbury Housing Trust.

Entering Executive Session as of declared by the Chairman via roll call vote:

Lydia Pastuszek Aye
Robert Morrison Aye
Susan Iuliano Aye
Amy Lepak Aye
Andrew Kaye Aye
Cynthia Howe Aye

There being no further business the meeting was adjourned at 9:36 am.