



# Town of Sudbury

## Housing Trust

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### MINUTES

**May 8, 2025 AT 8:00 AM**

### VIRTUAL MEETING

**Housing Trust Members Present:** Chair Carmine Gentile, Vice Chair Jack Ryan, Kay Bell, Jessica Cerullo-Merrill, Kelly Cronin, Janie Dretler, and Cynthia Howe

**Absent:** Ashley Rieser and John Riordan

**Others Present:** Community Preservation Coordinator Ryan Poteat, and Director of the Regional Housing Services Office (RHSO) Liz Rust

Mr. Gentile began the meeting at 8:02 AM

Mr. Gentile made announcements on upcoming meetings the Trust members may be interested in attending. On May 29 the Minuteman Advisory Group on Interlocal Coordination (MAGIC) meeting at the Concord Town House (Hall) will be held from 9:00-11:00 AM.

### **Town Meeting**

Mr. Gentile announced that the Community Preservation Act (CPA) Housing Trust funding allocation request of \$690,000 (Article 47) had been approved at Town Meeting. These funds will be available for FY26. A number of CPA articles were removed from the consent calendar and the Housing Trust allocation request was one. This allowed for more public discussion and education on housing initiatives. The Housing Trust received positive feedback on the presentation made and it turned out being pulled off the consent calendar worked in the Trust's favor.

### **Education & Public Outreach**

The Housing Trust subcommittee has not met recently due to the focus on town meeting activities. There is a suggestion to hold off on further initiatives until September, but Ms. Cerullo advocated for earlier meetings to discuss strategies for community education and support. Ms. Rust mentioned that the SHA has a meeting scheduled in September and encouraged SHT to collaborate with them. Mr. Ryan will reach out to the subcommittee to schedule a meeting to discuss

### **Housing Trust Initiatives**

Discussion on 77 Hudson Road and the proposed contract with Dillis and Roy Civil Design Group for wetland delineation and topographical survey. The total cost for both phases is approximately \$17,000. After discussion the Trust agreed to approve the contract, with a discussion on the importance of conducting a site visit to assess the property.

Mr. Ryan made a motion to enter into a contract with Dills and Roy Civil Design Group to begin Phase I of due diligence on 77 Hudson Road. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, and Ms. Howe – Aye

Mr. Ryan noted that the contract was split into 2 phases and his belief that this was done in order to end due diligence should there be a reason to not pursue the property. A site visit was requested. Ms. Howe noted this property had been looked at 25 years ago and mentioned there may still be records.

Mr. Gentile discussed a property which will be coming on the market in the near future. The property has an appraised value of \$540,000 but needs substantial work. The Trust will discuss this property in executive session as making details on the property public may have an impact on the transaction.

### **Minutes**

Mr. Gentile made a motion to approve the minutes of April 10 and May 1 2025 as amended. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, and Ms. Howe – Aye

### **Review of Financial Transactions**

There were no financials presented at this meeting.

### **Other or New Business**

Lottery Contract: Ms. Rust presented a lottery contract with Cummings Properties for nine condominium units in Beverly. The contract is valued at \$31,500, with an estimated net of \$26,000 after expenses.

Ms. Howe made a motion to enter into the standard lottery contract presented. Mr. Gentile seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler - Aye, and Ms. Howe – Aye

MHP Event: The Trust had a discussion on the upcoming Massachusetts Housing Partnership event on June 4-5, and agreed to support attendance for trust members and staff.

### **Future Meetings**

The next regular meeting of the Trust is scheduled for June 12, 2025, at 8:00 AM via Zoom.

### **Adjournment**

Mr. Ryan made a motion to adjourn. Mr. Gentile seconded the motion. Roll Call Vote:  
Mr. Gentile – Aye, Mr. Ryan – Aye, Ms. Bell – Aye, Ms. Cerullo – Aye, Ms. Dretler -  
Aye, and Ms. Howe – Aye

The meeting ended at 9:05 AM