

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting July 26, 2023

The meeting was called to order by Chair Kevin Santos at 7:02 PM.

Roll Call: Kevin Santos (Chair), John Parent (Vice Chair), Jory Tsai, Darryl Filippi

Staff: Pam Helinek, Kristina Johnson

Packard Street Update and Document Approval

Present: Caitlin Madden, Sharone Small, Wat Matsuyasu (MetroWest Collaborative Development); Timothy Curley, Paul DeRensis (Town Counsel); Eliza Datta (consultant)

Sharone Small updated the Trust on current status of the 62 Packard Street project. All is on schedule for closing at the end of August. A groundbreaking event will be planned for the second or third week of September. There are a number of documents that need to be signed by the Trust. The chair can sign most of these documents, but the Trustee Certificate needs to be signed by all Trust members and all Select Board members. Town Counsel verified that if all Trust members are not available to sign, a majority of members' signatures is legally permitted. Wat Matsuyasu requested that Trust members sign by August 21 in preparation for the closing the following week. He also requested that the documents be signed by the Select Board and Trust in triplicate.

John Parent made a motion to approve the Trustee Certificate and to request the Select Board to approve and sign it. Second by Jory Tsai, vote 4-0-0.

Darryl Filippi made a motion to authorize Chair Kevin Santos to represent the Trust in signing all other closing documents. Second by John Parent, vote 4-0-0.

Jory Tsai made a motion to approve sale of the 62 Packard Street property to MetroWest Collaborative Development for \$1.00, second by Darryl Filippi, vote 4-0-0. Pam Helinek reminded the Trust that former Town Counsel had changed the amount to \$100. Wat Matsuyasu confirmed that the Option to Purchase required a sale for \$100.

Kevin Santos moved to withdraw the previous vote, to change any references in the documents from a \$1 sale to a \$100 sale, and to approve the sale of the 62 Packard Street property to MetroWest Collaborative Development for \$100. Second by John Parent, vote 4-0-0.

New Member Application – John Parent moved to request the Select Board to appoint Peter Breton to the Affordable Housing Trust, second by Darryl Filippi, vote 4-0-0. The Trust agreed to postpone the appointment until after the Packard Street closing to avoid the need to revise the closing documents.

Other Business

- Kevin Santos said there have been complaints about the lawn not being maintained at 62 Packard Street. Pam Helinek will find out if Jim Quinn is available to mow the lawn as he did last year. If he can't, Kevin said he would try to find another volunteer.
- The Trust discussed the Army property at Bruen Road that is going up for auction. Kevin Santos asked the Trust should pursue the property for affordable housing. Kristina Johnson reported that the Town does not have the right of first refusal, and in order to bid in the auction we would have to do an appraisal and could not pay more than the appraised amount. There are also a number of issues with the property including some history with hazardous materials. She said a better option would be if a developer came in with a friendly 40B, which the Trust could then support.

Next Meeting – The Trust agreed they should meet again before the Packard Street ground breaking event. The next scheduled meeting will be Wednesday September 13, 2023 at 7:00 PM.

Adjournment

Darryl Filippi moved to adjourn the meeting, second by Jory Tsai, vote 4-0-0. The meeting was adjourned at 8:07 PM.