

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting June 30, 2021

The meeting was called to order by Vice Chair John Parent at 7:05 PM.

Roll Call: Kevin Santos (Chair). John Parent (Vice Chair), Anna McCabe, Ian Mazmanian, Robin Frank, Darryl Filippi, Jory Tsai

Staff: Pam Helinek, Kristina Johnson (Planning and Community Development), Jack Hunter, Eliza Datta (Consultants), Tom Gregory (Executive Assistant), Jennifer Van Campen, Caitlin Madden (MetroWest Collaborative Development)

Packard Street Demolition – Pam Helinek and Jennifer Van Campen explained that demolition of the building at 62 Packard Street once the request for funding has been submitted would be considered a “choice limiting action” and would disqualify the project from federal funding, estimated at about \$1.5 million. We would have to find another source for this funding. Another option would be to hold off on submitting the funding request until after the building is demolished, but that would almost definitely mean waiting an additional year for the next funding round. There is a possibility that if the Building Inspector condemns the building after the funding request is submitted, we can get permission from DHCD to demolish it. John Parent expressed disappointment in the demolition delay but said he did not want to delay the project an additional year. Darryl Filippi said that it would be a mistake to give up federal funding and spend our own money up front, and suggested that the police be asked to patrol the site more frequently. Anna McCabe asked if we could use CPA funds to fence off the property to improve security. John Parent said he thought it was unlikely but that he would ask our CPA representative. Darryl Filippi suggested that MWCD could pay for a fence since they would need one eventually anyway. The Trust agreed to delay demolition and revisit the issue after the funding request is submitted this fall.

Special Counsel for Land Disposition Agreement – Pam Helinek explained that staff was concerned with the timeliness of using Town Counsel to negotiate the LDA. He does not specialize in this area and requires at least two weeks for every transaction. The LDA is an important document which needs to be executed in a timely manner. Kristina Johnson and Pam Helinek have contacted four law firms that were recommended to them as Special Counsel. Only one, Mirick, O’Connell, DeMallie & Lougee, were available to do the work. This firm has served as Special Counsel to the town numerous times in the past. Their municipal rate is \$275/hour and they said it could take as few as 10 hours, but that the Trust should assume \$5000-\$10,000 to be safe. Darryl Filippi moved to approve staff hiring Special Counsel to negotiate the LDA, second by Anna McCabe, vote 7-0-0.

Minutes – Kevin Santos moved to approve the minutes from June 9, 2021. Second by Ian Mazmanian, vote 7-0-0.

Next Meeting – The Trust agreed to meet for a status update on Wednesday August 25, 2021 at 7:00 PM.

Consulting Service Extensions – John Parent moved to extend the consulting services of Eliza Datta for up to \$7500, second by Kevin Santos, vote 7-0-0. John Parent moved to extend the consulting services of Jack Hunter for up to \$4000, vote 7-0-0.

Adjournment – Darryl Filippi moved to adjourn the meeting, second by Anna McCabe, vote 7-0-0. The meeting was adjourned at 7:50 PM.