



The Town of Barnstable
Affordable Housing Growth & Development
Trust Fund Board
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Mark S. Ells, Chairman

MINUTES

March 1, 2019
9:00 A.M.
Town Managers Conf. Room

Meeting began promptly at 9:00 A.M. on March 1, 2019 in the Town Managers Conference Room.

Board Members present; Chairman Mark Ells, Wendy Northcross, Andy Clyburn; Mark Ells, Laura Shufelt, Mark Milne

Attendees: Town Attorney; Ruth Weil, Town First Attorney; Charles Mclaughlin, Dir. of Planning & Development, Elizabeth Jenkins, Arden Cadrin, TOB Housing Coordinator, Alisa Galazzi, CEO of Housing Assistance Corporation, David Quinn, Assistant Director of Housing Development at HAC.

Meeting called to order by Mark Ells.

RE: Continued Discussion of the February 25th, 2019 meeting and vote on an application for Housing Assistance Corp. at 57 Ridgewood Ave, Hyannis, MA.

Alisa Galazzi and the Trust continued the discussion of 57 Ridgewood Ave. As suggested by the Trust, HAC called into the State and other local organizations for help in funding the project. HAC had no answers for other funding. Alisa stated that board members fear in taking a risk in waiting for others to respond. HAC continues in asking for \$350,000.00 from the Trust. An updated project sheet was presented by HAC (Exhibit A) with several options and option details.

The Trust see this as a big asking of HAC. The Trust spoke about it would deplete the Trust. HAC board meeting on March 7th and hopes to move forward. The Trust is looking at several ways to move forward in helping the project by giving less money, or delaying the project while HAC looks for other funding. Mark Ells asked for a vote.

Motion A motion was made by Mark Milne to grant HAC \$200,000 and to loan HAC \$150,000. Motion seconded by Andy Clyburn. Wendy Northcross made a friendly amendment to the motion to separate the grant and loan into two separate motions.

Vote: 5 yes

Motion: Mark Milne made a motion to grant HAC \$200,000.00 seconded by Wendy Northcross.

Vote: 4 yes, 1 no (Laura Shufelt)

Motion: Mark Milne made a motion to loan HAC \$150,000.00 with a 20 year term, no interest, to be encumbered with a mortgage on a HAC owned property and in exchange for one additional HAC owned property to be to be deed restricted as affordable in perpetuity, seconded by Andy Clyburn.

Vote: 4 yes, 1 opposed (Laura Shufelt).

Discussion on 461 Bishops Terrace foreclosed affordable unit.

Arden Cadrin spoke about this unit. This unit has been foreclosed since 2005. The unit is a house. The Town needs to keep this as an affordable unit by selling it as an affordable unit to an affordable buyer. Ruth asked if the Community Preservation Committee could help and Arden said it would not be able to help. The sale price is \$220,000.00 in very poor condition. She is asking for \$40,000.00 to help fix it up. Mark Ells has asked Arden to come back with it laid out better. No vote needed today. Arden will come back to us at a later date and time.

Discussion on parcels identified as 35 Mitchell's Way, Map Par 308273001 and 45 Mitchell's Way, Map Par 308273002.

Charlie brought to the Trust an Analysis properties which consisted of its history, value and possible usage of the properties.

Andy found out that the properties are now listed with in the Towns Risk Management department and the discussion should go before the Asset Management Committee.

It was suggested by the Board to meet on a monthly basis.

We will not meet again on April 2nd at 2PM in the Town Managers Conf .Room.

Mark Ells motioned to Adjourn; All in Favor.

Meeting adjourned.

Respectfully submitted,

Shirlee M. Oakley
Town Managers Office
Accepted this ____ day of _____, 2019.