

**Norwell Community Housing Trust
Approved Meeting Minutes
5/22/18**

2018 AUG 15 PM 1:12

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Present; Peter Shea, Liz Hibbard, Rob Charest, Pat Richardson, Andy Reardon

The meeting was called to order at 7:13pm by Chair Peter Shea.

*Motion; made by Andy Reardon, seconded by Pat Richardson, to accept the agenda as written.
Unanimously voted*

40 River Street Update – Herring Brook Hill

Subsidy layering review is at HUD, and will take about 8 weeks to complete. DHCD hasn't updated their award letters yet.

Ms. Hibbard updated all on the site preparation agreement. All department heads have signed off on pre-permitting procedures. The general contractor would now have the rights to the land to proceed before subsidy layering and closure outside of the formal contract. Demo will be done by the general contractor, including the asbestos removal. NEPA approval is required before the subsidy layering is completed. Eastern Bank's loan documents are in the works, and should be reviewed by the Trust. Ms. Hibbard will ask Ms. Van Campen for the documents and Mr. Charest will review them. Chief Reardon talked to John Curtis of Curtis Construction about the demo of 40 River, adding that he has no concerns at this time and all looks good. Chief Reardon would like the fire prevention person to look at the building before demo begins to make sure all is safe.

Ms. Hibbard noted that completion of the subsidy layering review will trigger the full financial closing. All discussed the financial details of the project. Ms. Hibbard, Mr. McBride and Mr. Charest will meet with Peter Morin and Town Counsel next week to review and discuss project updates.

The board confirmed that only predevelopment costs incurred by Metro West should be charged to the CPA 40 River Street Article.

*Motion; made by Andy Reardon, seconded by Pat Richardson, that all charges against the CPA Article for 40 River Street be for the predevelopment costs incurred by Metro West only.
Unanimously voted*

Affordable Housing Plan Update

Questions were asked and answered about approaches to update the plan. Discussion ensued about potential AH sites throughout town.

The AH plan update proposal from Elmwood Homes was discussed by the board. Ms. Richardson will call Dan Gaulin for next steps to move forward for this plan. The contract will be reviewed and updated before signing.

Approval of Minutes

Motion; made by Andy Reardon, seconded by Pat Richardson, to approve the meeting minutes of 5/3/18 with the amendments as noted. Unanimously voted

Future Meetings

The next meeting date is Tuesday, 6/12/18.

Adjournment

Motion, made by Andy Reardon, seconded by Pat Richardson, to adjourn at 9:24pm. Unanimously voted

Information Classification: General