

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Thursday, January 26, 2023.

Remote Meeting *via* Zoom– 9:00am

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey

ATTENDING MEMBERS: Reema Sherry, Penny Dey, Brian Sullivan, Brooke Mohr, Shantaw Bloise-Murphy

ABSENT: Dave Iverson, Meg Browers

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Hayley Cooke (Housing & Real Estate Office Manager), Ken Beaugrand (Real Estate Specialist), Vicki Marsh (Town Counsel)

ANTICIPATED SPEAKERS: *None.*

PUBLIC IN ATTENDANCE: Elizabeth Blair, Anne Kuszpa, Mary Mack, Margaret McGovern, Nate Lebowitz

I. Call to Order

Reema Sherry calls meeting to order at 9:06 AM.

II. Approval of Agenda

Brooke Mohr makes a **MOTION** to approve the agenda as written. Seconded by Reema Sherry.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Penny Dey | Aye |
| 2. Brooke Mohr | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Brian Sullivan | Aye |

Agenda is adopted by 5-0 vote.

III. January 17th, 2023 Meeting Comments

January 17, 2023, Meeting Video Recording Link:

<https://www.youtube.com/watch?v=oaqUPbrxUM4>

Brian Sullivan: My understanding is that on the public posting for this meeting there was an issue with the passcode and access, so we need to reaffirm some votes.

Vicki Marsh: We are doing this in compliance with open meeting law. We ask you to reaffirm your votes on the two matters you voted on.

Brooke Mohr: I would see if anyone in the public wants to comment before our vote.

IV. Approval of Minutes: reaffirm votes on 11/15/22, 12/20/22, 12/29/22 and 1/11/23

Brooke Mohr makes the **MOTION** to reaffirm our vote to approve the minutes from and 11/15/22, 12/20/22, 12/29/22. Seconded by Penny Dey.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Penny Dey | Aye |
| 2. Brooke Mohr | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by a 5-0 vote.

Voting on the approval of minutes from 1/11/23 will be carried to the next meeting.

V. Public Comment

None.

VI. Seven Letter Contract: confirm vote from 1/17/23 meeting

Brooke Mohr makes the **MOTION** to reaffirm our vote from the 1/17/23 meeting on the Seven Letter contract. Seconded by Reema Sherry.

ROLL CALL of those participating:

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| 1. Penny Dey | Aye |
|--------------|-----|

- | | |
|--------------------------|-----|
| 2. Brooke Mohr | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by a 5-0 vote.

VII. RFP Review and Approve: 135& 137 Orange Street

- Subject to final comments from Town Manager, Finance Director, and Town Counsel

Brian Sullivan: With the empty spots that identify timelines, just so I understand the expectations on timelines, can we get more information on that?

Tucker: That is something the Finance Director had said, they would determine the timelines. It would be a matter of months for someone to respond. We want the opportunity to host a site visit as well.

Vicki Marsh: Just as a suggestion perhaps, since the Procurement Director is setting the deadlines. You might want to have an idea in terms of suggesting to him, the dates.

Brooke Mohr: Maybe we should set a goal of an end date for completion of the process and have the procurement office work backwards and leave enough time for applicants to put a proposal together.

Tucker: We can provide the procurement officer the timeline from the 6 Fairgrounds RFP.

Brian: I would expect we are looking towards the end of September if we are being realistic.

Brooke: How does municipal employee preference work in conjunction with local preference?

Vicki: The local preference cannot be more than 70%, per DHCD. It is up to DHCD to approve of this, you have to show evidence of why you should have local preference. The municipal employee preference was proposed for this project. That is not necessarily mandated, it may or may not be approved by DHCD. But it is worth

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|--------------------------|-----|
| 2. Brooke Mohr | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by a 5-0 vote.

VIII. RFP Review and Approve: 7 Amelia Drive

- Subject to final comments from Town Manager, Finance Director, and Town Counsel

Brooke Mohr: We still do not have a certified plot plan, I would want to move approval of this subject to the receipt of a certified plot to include in the packet.

Vicki Marsh: I have talked to Andrew Vorce. I don't think it is just a plot plan, it will have more than that, but I can confirm that. There will be a plan that shows the lot, setbacks, roadway, boundaries.

Penny Dey: Can we refer to it as a survey?

Brooke Mohr makes the **MOTION** that the Trust approve the RFP for 7 Amelia Drive, subject to final comments from Town Manager, Finance Director, and Town Counsel, and subject to the inclusion of a registered survey with the application. Timeline to be determined based on that. Reema Sherry seconds the motion.

ROLL CALL of those participating:

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|--------------------------|-----|
| 1. Penny Dey | Aye |
| 2. Brooke Mohr | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by a 5-0 vote.

IX. RFP Review and Approve: 12 & 12R Bartlett Rd.

- Subject to final comments from Town Manager, Finance Director, and Town Counsel

Brian Sullivan: I have some questions. This RFP and 135 Orange Street RFP described no less than 3 buildings, and I don't know if we want to dictate this much on a true lot scenario. Would we consider doing one building each lot, reducing the 3 to 2? To have the widest scope of opportunity? Also, this RFP does not list a maximum number of bedrooms or units, did we want to include that as well?

Tucker: I like your suggestion about the number of buildings. I believe the maximum number of bedrooms/units is 12 for the site, but we can easily confirm it and include it if the board would like that.

Brooke: I am comfortable with allowing more flexibility on the number of buildings. I guess the inclusion of a maximum number of units confirms that we intend this project to conform with current zoning and not bring in alternatives like a friendly 40B with more unit count. That has been our intention all along, but I want to just confirm that.

Brian Sullivan: I wasn't thinking about that, that is a good point. But we have stated before that we want to stay to local zoning.

Brooke Mohr: Can we add another evaluation criteria that staying within local zoning is "highly desirable," but then still leaving it open. This might be an opportunity to see if someone comes up with something creative and opportunistic.

Penny Dey: Additionally, a friendly 40B done well, that people see and can live in, will go a long way towards educating the community positively.

Reema Sherry: I agree. And we have Sachem's that is a great example of a friendly 40B.

Brooke Mohr: This is a good way to test the waters a bit – to add the criteria of prioritizing local zoning, but that we are open to other options.

Brian Sullivan: Vicki, how do we move this forward today with that amendment?

Vicki Marsh: You could vote to accept this RFP subject to the inclusion of the additional terms discussed today and subject to final comments and approval from Town Manager, Finance Director, and Town Counsel.

Penny Dey makes the **MOTION** that the Trust approve the RFP for 12 and 12R Bartlett Rd, RFP subject to the inclusion of the additional terms discussed today and

subject to final comments and approval from Town Manager, Finance Director, and Town Counsel. Seconded by Brooke Mohr.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Brooke Mohr Aye
3. Reema Sherry Aye
4. Shantaw Bloise-Murphy Aye
5. Brian Sullivan Aye

Motion adopted by a 5-0 vote.

X. Review Proposed Meeting Schedule for 2023 AHT Meetings

The Trust made a few comments about changing the 4.19.23 meeting due to April break. The meeting that occurs a few days before Thanksgiving will also be moved. Brooke Mohr requested that the meetings be move to 1:00pm instead of 12:30pm. Meeting in 2023 will be moved to 1:00pm.

XI. Other Business

- CCAP Meeting Request – Lebowitz/McGovern

Hayley Cooke: We received an application on Friday from the Lebowitz/McGovern household for a CCAP loan. They have a closing coming up and they weren't aware of the application process and how long of a lead time they would need for submission due to the nature of the meeting schedule, posting, etc. They are asking if it would be possible for the Trust to have a Special Meeting to review their CCAP application so that they can access this loan, so they are able to close on their home. I have a complete packet, they have submitted all materials, all that is left is just the Trust to review this.

Maggie McGovern: We just wanted to thank you for allowing us to speak at this meeting. We wish we had been more informed but we are now just trying to get this all rushed on a deadline.

Nate Lebowitz: We would so appreciate it if you can meet before the closing on February 10th.

The Trust members agreed that they would be happy to meet on Monday to address this item. A meeting was set for Monday, January 30 at 4:00pm via Zoom.

XII. Board Comments

Brooke Mohr: The Select Board has adopted the Warrant to including an Article for a \$6.5 million permanent tax override to fund affordable housing with a corresponding ballot question. It will go to FinCom for final motion.

XIII. Adjourn

Brooke Mohr makes a **MOTION** to adjourn the meeting. Penny Dey seconds.

ROLL CALL of those participating:

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|--------------------------|-----|
| 1. Penny Dey | Aye |
| 2. Brooke Mohr | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by a 5-0 vote.

Meeting ends at 10:03am

Submitted by:
Hayley Cooke