



**Town of West Boylston**  
140 Worcester Street, West Boylston, Massachusetts 01583

## **The Affordable Housing Trust Meeting Minutes February 8, 2021**

**MEMBERS PRESENT:** Robert J. Barrell, Marcia Cairns, Marc Frieden, John Hadley, Anna Mary Kraemer, and Patricia Halpin

**ALSO PRESENT:** Paula Stuart

**The meeting opened at 6:00 PM**

Following the roll call the required statement was read as prescribed by the Governor's order. The meeting was held remotely using Zoom software.

The meeting opened with a discussion led by Mr. Hadley of a possible site for senior housing on Crescent Street owned by Mr. Beardsley. This 5-acre lot may be expanded by the acquisition of two adjacent properties. The Trust lacks the funding to acquire and develop the site. Mr. Beardsley has expressed an interest in working with the Trust to build senior housing.

Ms. Stuart explored a number of methods to fund a project. The chief challenge is identifying funding sources and the related legal funding obligations, for example, is the builder required to pay prevailing wages or must the Trust use Massachusetts General Law 30B to purchase the building? Will the project use the 40B process to expedite the build? Each funding source comes with its own specific requirements. In short before the Trust can proceed it must get more information from the developer, obtain legal counsel, and secure a funding source.

The financial report was reviewed.

Ms. Halpin will prepare the annual report that is due March 1, 2021.

Mr. Barrell moved to adjourn the meeting at 6:40 p.m. This motion was seconded by Mr. Hadley and approved by all.

**Respectfully submitted:**

**Robert J. Barrell**