



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

The Affordable Housing Trust Meeting Minutes May 25, 2021

MEMBERS PRESENT: Robert J. Barrell, Marcia Cairns, Anna Mary Kraemer, and Patricia Halpin

ALSO PRESENT: Chris Berglund, member of the Housing Authority, Chris Rucho

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 was called to order at 6:03.

The minutes of the February 8, 2021 meeting were approved by a motion by Ms. Cairns, seconded by Ms. Kraemer, and approved unanimously.

The minutes of the April 1, 2021 meeting were approved by a motion of Ms. Kraemer, seconded by Ms. Cairns, corrected and approved unanimously.

The minutes of the May 14, 2021 meeting were approved on a motion by Ms. Cairns, seconded by Ms. Kraemer, and approved by all.

Mr. Berglund reported that he and Ms. Cairns attended a Housing Authority meeting and had a discussion with the Director of the Authority regarding developing the Meola site. The Housing Director advised that the Trust proceed with caution as there are state requirements with procurement and prevailing wages (i.e. Davis Beacon). While the state is funding renovation of public housing there have not been awards for new construction. The estimated cost for a publicly constructed housing unit is \$400,000.00. Mr. Berglund stated that contact with the Mass Housing Partnership may be useful.

The Chairperson directed the discussion to the proposed site. The 7 plus acre site includes a single-family house. Trust members wondered how this building may be worked into the site. It was suggested that it may be used for offices, a health center, or community center. The site has access to water, sewer and electricity. The Chairperson requested that members that have not visited the site do so. Clearly the Trust must engage a lawyer and a civil engineer to obtain a legal description and investigate conditions including wetlands and other possible site issues or constraints.

Mr. Rucho suggested a meeting with the Town Administrator to review the procurement process and take a vote to begin negotiations with the Meola family. On that recommendation, Mr. Barrell moved that Trust begin negotiations with the Meola family for the parcel of land identified as 122 West Boylston Street. This motion was seconded by Ms. Kraemer and approved by all.

The Meola family should be advised that the Trust will not be able to enter any agreement for purchase until after the October Town meeting.

The Trust desires that a project constructed first serve West Boylston residents. Details regarding admissions, program funding source, number of units, and numbers of persons on the housing authority waitlist must be investigated. Town meeting will not fund a land purchase without these details.

The Trust members indicated a preference for Attorney Daniel Hill as the counsel to assist in the procurement of the Meola land. Atty. Hill has many years of experience with land use issues. Ms. Halpin shall discuss with the Town Administrator the Trust contracting with Atty. Hill to serve as counsel for the purchase of the Meola

property. If Atty. Hill is approved by the Town Administrator, a Zoom meeting of the Trust will be arranged with Atty. Hill. Trust members will be contacted by e-mail as to the next meeting.

Mr. Barrell moved that the meeting be adjourned. This motion was seconded by Ms. Cairns and approved by all.

Respectfully submitted

Robert Barrell