



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

## **The Affordable Housing Trust Meeting Minutes June 21, 2021**

**MEMBERS PRESENT:** Robert J. Barrell, Anna Mary Kraemer, Patricia Halpin, and Kristina Pedone

**ALSO PRESENT:** Chris Berglund, member of the Housing Authority, Chris Rucho, Dan Hill, Elizabeth Ellis

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: 08 PM

The Trust members welcome Ms. Pedone as the Select Board representative.

The meeting opened with Mr. Hill advising the Trust that the Meola family is not interested in selling their property as an exclusive transaction to the Town. The family of four siblings seeks to market the property immediately.

Mr. Hill has completed a title search; however, he will stop working on the acquisition and has advised the civil engineer to stop working as well. Mr. Hill cautioned the Trust that real estate negotiations should be completed in executive session as prescribed by law.

Mr. Hill suggested it still may be possible to secure the property by alerting not-for-profit and for-profit developers of its availability. A consultant familiar with developers and mechanisms to secure funding is necessary especially for tax credit programs. This consultant would assist the Trust in shaping the housing program, that is, number of units, population served and local preference. These are the core objectives of the program. Mr. Hill stated that local preference while important to the community is less important to funding sources.

Ms. Halpin believes that the Trust has a firm hold on the housing program. The Trust has complied a number of studies that have identified senior housing as the chief housing need. Ms. Halpin will contact COG, a planning group, presently under contract with the Trust, to determine if they may be of assistance. Mr. Berglund offered to contact developers.

Mr. Barrell moved to adjourn the meeting at 6:50 PM. This motion was seconded by Ms. Kraemer and approved by all.

Respectfully submitted

Robert Barrell