

## Minutes of Housing Trust - August 25, 2011

In Attendance: George Sibley, Ruth Pino, Betsy Works, Mary Jon Boylan and Sandy Shea of the Community Development Department. Mike Luster and Sarah Garcia were unable to attend due to conflicting meetings.

The meeting was opened at 5:00 pm in the conference room of the Community Development Office by Chair George Sibley.

### Approval of Minutes

Ms. Boylan moved to amend the minutes of the July 28, 2011 meeting by striking the last sentence on page two which stated "She remarked that a neighbor who had been opposed to the project had since called her and said that after looking in the mirror she had had a change of heart". Seconded by Ms. Works. Ms. Boylan felt that this was hearsay and did not belong in the minutes. Mr. Sibley argued that since the statement was a positive one toward the project, then having it in the minutes was appropriate. The motion was carried with Mr. Sibley in opposition. Ms. Boylan then moved to approve the minutes as amended. Seconded by Ms. Works and carried unanimously.

### Action Inc - Home Together Project - Marsh Street, Gloucester

Ms. Shea presented the draft Grant Agreement. After considerable discussion, it was agreed that the Agreement would be reviewed by Trust members and approved at the next meeting. Ms. Shea was instructed to contact Action with regard to the language of Paragraph 3. There must be a definition of "homeless families". Therefore, the sentence would then read "These units will be rented to homeless families as defined by \_\_\_\_\_."

Ms. Boylan wished to state for the record that she objects to the Affordable Housing Trust funding "soft costs" for any project. Note: the Trust voted at its previous meeting to award Action \$40,000 which will be used toward soft costs of \$20,000 for Architectural and \$20,000 for Engineering.

### Carl Gardner - 10 Taylor Street Project

Ms. Shea presented a lengthy email from Mr. Gardner with regard to the Board vote at its July 28, 2011 meeting. The vote was that "if the \$300,000 Bank Gloucester funding is not exhausted, then the Trust would retain the 20% holdback (total grant \$30,000 - holdback \$6,000)". Trust members expressed discomfort with funding a developer's profit with public money.

On a motion of Ms. Pino and second of Mr. Boylan, it was unanimously voted to have the Chair write a letter to Mr. Gardner explaining that the Trust's vote of July 28, 2011 stands, that the Trust is not questioning his right to a profit, but how much of a profit when public funds are involved. It was suggested that once the units are sold and an audit is complete, it will be easier for the Trust to determine how much of the \$6,000 to give back.

### Next Meeting

The next meeting will be September 15 at 5:00 pm in the Community Development conference room. It was agreed that an agenda item for the next meeting will be discussion of building a written policy manual for the Trust. Members are encouraged to bring their ideas and thoughts on how best to disburse funds and under what guidelines.

The meeting was adjourned at 6:32 pm