

Norfolk Municipal Affordable Housing Trust

Room 124 @ Town Hall

February 27, 2013

Present : Jim Lehan, Scott Dittrich, Tom Cleverdon, Sandy Smith, Bill Conklin and Susan Jacobson

Scott Dittrich called the meeting to order at 12:06.

Property Updates:

234 Main Street - the prior offer to expire.

Jim Lehan asked Scott Dittrich to explain the CPC vote to not provide any additional funding to the Trust next fiscal year. Jim Lehan wanted the Trust to have that information, as it may change the decision to purchase the home.

Scott Dittrich found out that CPC voted to not give the Trust any additional funds. He spoke with Cyndi Andrade who said that they had already given us one million dollars to date, and that the Trust is self-funding. He explained that we are not self-funding and we would eventually run out of money. Cyndi Andrade said that they would not reconsider the vote. Scott Dittrich made it very clear that we were unhappy with that decision. There was discussion regarding the possible sale of Jane and Paul's farm. Scott Dittrich said at this point he felt it was in the best interest to drop the CPC request.

Jim Lehan stated that we may struggle to get money from CPC and he felt that we may want to reconsider the property located at 234 Main Street and look for more turnkey homes like North Street and Cleveland Street. They are a quicker return for the money invested.

Susan Jacobson provided updates on each property and provided proposed closing dates for 25 Boardman Street and 24 Mirror Lake.

Susan discussed a proposal between Beth Rust and the Trust. The proposal is attached.

Jim Lehan moved to accept the proposal sent to Susan Jacobson by Beth Rust dated 2/26/2013 for the scattered home site program. It was seconded by Sandy Smith and it **was so voted**. All were in favor.

Tom Cleverdon asked if Beth Rust would be contracted for this one lottery. Susan Jacobson is working with DHCD to become lottery certified. Once Susan is certified we will no longer have any contracts with Beth Rust.

Jim Lehan would like to reconsider purchasing 234 Main Street. He feels that it is best to purchase existing homes. Jim understands that the Main Street property is a great project, but since we may have

a capped source of revenue, he would like to reconsider the offer to purchase this property. Scott Dittrich asked if Mr. Borelli will be allowed to build any additional units. Jim Lehan said that the most we could expect from him is \$200,000 if the ZBA forces him to keep providing the \$10,000 sum for each unit he builds. Jim Lehan wanted to make sure that this would fit within our model. Scott Dittrich said we could purchase it and do nothing. Jim Lehan said we would have to tear it down and if all were agreeable, too purchasing the land taking the house down and not rushing into any type of building on that site he would vote to go forward.

The Trust is going to go forward with the original offer to purchase.

Scott Dittrich said the red house on Boardman Street is still on the market. He would like to go back and take a look at this home and the home on Fleetwood Drive. Bill Conklin said that home at 90 Main Street may come up for sale. Bill Conklin will set up those appointments if possible.

Random Smile:

Scott Dittrich reported that the Random Smile Gala is now being held on the 16th of March. Betty and Jim Lehan are attending with Scott and Bonnie Dittrich.

General Business:

Jim Lehan said he will continue to work on the Business Plan/Trust Handbook.

A motion was made by Tom Cleverdon to accept the minutes dated 2/13/2013. It was seconded by Sandy Smith and **it was so voted**. All were in favor.

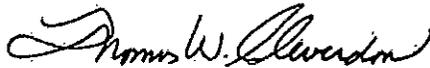
The next meeting will be scheduled for March 21, 2013 at 12:00 p.m.

A motion to adjourn was made by Bill Conklin. It was seconded by Tom Cleverdon and **it was so voted**. All were in favor.

Respectfully submitted,



Susan Jacobson, Affordable Housing Coordinator



Thomas W. Cleverdon, Clerk