

# Town of Georgetown

Affordable Housing Trust  
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## **Meeting Minutes October 17<sup>th</sup>, 2012 Town Hall 7pm, 3<sup>rd</sup> Floor Meeting Room**

**Present:** Tim Gerraughty, Member  
Paul Nelson, Member  
C. David Surface, Member  
Philip Trapani, Member  
Howard Snyder, Town Planner and Trust Agent

**Attending:** Frank Puopolo of 129 Pond Street.

**Meeting Opens** at 7:10pm.

### **Approval of Minutes:**

#### **1. August 14<sup>th</sup>, 2012:**

Mr. Gerraughty – **Motion** to approve minutes of October 3<sup>rd</sup>, 2012 with corrections.

Mr. Nelson – **Second.**

**Motion Carries: 3-0-1;** (Mr. Trapani abstained).

### **Correspondence:**

#### **1. Kopelman and Paige: Memorandum Regarding Community Preservation Act.**

Mr. Snyder – As a follow-up to this issue as discussed at the last meeting, I have forwarded a request to our legal counsel at Kopelman and Paige to review their response relative to the actions the Trust can make with CPC funds.

Mr. Trapani – We need to go by the letter of K&P and their findings.

Mr. Nelson – This letter was discussed at the recent Massachusetts Housing Partners (MHP) workshop I and Howard attended. A number of communities are asking K&P to revise the memorandum as well. We need to pursue this due to the memo removes one leg of funding the Trust uses. Their analysis was flawed. I spoke with an attorney at the MHP workshop named Kathleen O'Donnell and she believes the interpretation needs to be redone as well.

Mr. Trapani – As selectmen who are members of the Trust we can advocate for the investigation.

Mr. Nelson – When a ruling is sent out how do you appeal? I have sent out an analysis for the Trust to review.

Mr. Trapani - We all need to dig deeper into our analysis prior to an appeal.

Mr. Nelson – In brief, it states we cannot use for anything but tangible building. We could not use for or do a DAP.

Mr. Surface – I question what limits are there for when funds are transferred from CPC to the Trust we can use as needed.

Mr. Nelson – Does it lose identity when it crosses a border?

Mr. Gerraughty – We should leave this as an open item for our next meeting.

### **New Business:**

#### **1. Reorganization of the Trust:**

Mr. Snyder – I and the clerk are working on receiving a resignation from the chairman.

Mr. Surface – We have an open position. We should fill with an attorney

Mr. Gerraughty – I agree. That was my suggestion at the last meeting.

Mr. Surface – We should start a one month search.

Mr. Snyder – Is the search to fill the chairman's position or a member position?

Mr. Gerraughty – We should leave the chairman position open for now.

Mr. Surface – Agreed.

### **Old Business:**

#### **1. True Lane: Status of Sale and Purchase:**

Mr. Snyder – The buyer is nearly complete with Georgetown Bank on their loan application. The Trust is waiting for the affidavit.

#### **2. Rental Subsidy Program:**

Mr. Snyder – {Discussion on process to date regarding legal counsel review of the draft agreement}.

Mr. Gerraughty – Please email to Martha Solish for her review and final approval.

Mr. Nelson – Who will sign the document?

Mr. Snyder – The Trust and Ms. Solish.

#### **3. Affordable Housing Task Force:**

Mr. Surface – Following up to the last meeting, the Selectmen have agreed to the Affordable Housing Task Force to help serve the Trust in their efforts.

Mr. Gerraughty – We should a notice to the AHTF to attend the next meeting of the Trust on November 7<sup>th</sup>.

Mr. Nelson – We should establish a charter.

Mr. Gerraughty – The joint meeting will be to initiate.

Mr. Surface – The thought process is to bring all together to start on the HPP.

Mr. Trapani – The joint meetings will help to establish accountability.

Mr. Snyder – I will investigate the records I have of the AHTF and issue a copy of the charter if it is found.

Mr. Trapani – I believe it is defined in the HPP.

Mr. Nelson – This will help as we need more boots on the ground. I did learn at the MHP meeting that this Trust is far ahead of many other Trust and communities.

Mr. Trapani – I agree with that. Getting the HPP done was a huge step forward.

Mr. Surface – I will work with the Agent to compile a list of accomplishments.

Mr. Puopolo – {Discussion of past experience with affordable housing and funding sources.}

Mr. Surface – **Motion** to adjourn.

Mr. Trapani – **Second**.

**Motion carries; 4-0; Unam..**

**Adjournment** at 8:40pm.