

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, June 21, 2022

Remote Meeting *via* Zoom – 12:30pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Dawn Hill Holdgate, Reema Sherry, Dave Iverson, Shantaw Bloise Murphy

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry Brian Sullivan, Shantaw Bloise Murphy

ABSENT: Dawn Holdgate, Dave Iverson (late)

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Ken Beaugrand (Real Estate Specialist), Vicki Marsh

ANTICIPATED SPEAKERS: Billy Cassidy, Dave Armanetti, Anne Kuszpa, Gerry Keneally

Public Present on Zoom: *None.*

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:31pm & read Public Participation Guidelines

II. Approval of Agenda

Penny Dey moved to approve the agenda. Brooke Mohr seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Shantaw Murphy Aye
3. Penny Dey Aye
4. Reema Sherry Aye
5. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent. **Vote:**5-0

III. Approval of Minutes

Brian Sullivan notes that approval of past minutes will be addressed at July meeting.

IV. PUBLIC COMMENT

Penny Dey asked about the status of reappointment.

We will address this at the next meeting in July and then officers will be selected.

Tucker Holland: we will also reaffirm that Brooke has continued in her role up until that point as Vice Chair of the committee.

V. CCAP/CFAP -ACTION

Brian Sullivan, we have a CFAP application at 69 Cato Lane.

Tucker Holland, shares screen to show documents about 69 Cato Lane CFAP application. You should have received an application from Housing Nantucket on behalf of William Mosey. The applicant has been qualified by Housing Nantucket with regard to the Covenant program.

Brian Sullivan, it's not a lot, it's an actual cottage?

Anne Kuszpa, that's right.

No other questions.

Reema Sherry motions to authorize a Covenant Formation Assistance Loan for up to \$10,000 the property at 69 Cato Lane. Seconded by Shantaw Murphy.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Shantaw Murphy Aye
3. Penny Dey Aye
4. Reema Sherry Aye
5. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:5-0**

VI. Housing & Real Estate Office - UPDATES

The office is moving to 3 East Chestnut St. in 5-6 weeks.

We have issued an offer letter to fill the role of Housing & Real Estate Office Manager. We will hopefully be able to introduce that person at our July meeting.

VII. 31 Fairgrounds - UPDATE

Anne Kuszpa, boxes are being delivered and set on foundations for buildings 1 & 8.

Billy Cassidy, on May 16 we received an updated schedule from KBS. And, for our reservations, Steamship shut the rest of the summer down after June 20 [regarding shipping modular houses]. KBS also had a change in management, they have a new president. They rescheduled all the construction moves. Our first house is coming September 8 (building 3). Boxes come offline in this order: Sept. 15 (building 2), September 27 (building 4), October 13 (building 5), November 1 (building 6), November 21 (building 7). The barge dates will all happen one week after those dates (barring weather).

VIII. Richmond Wildflower Acceleration – UPDATE

Dave Armanetti, the second building has a certificate of occupancy. The third building is nearing completion. CO should be soon. A few last inspections left. The remaining site work (landscaping, planting etc.) is moving along. Victor and his team will be out there after July 4: the curb/sidewalk will be done, refuse pads, handicap ramps, etc. We are finalizing leases with our AMI tenants. We have people on a waiting list for the next phase.

We have also had some issues with our modular companies regarding the shipping for Steamship. We had 3 other AMI restricted houses (1 at 175% and 2 at 80% AMI). We had planned out the permits with the town, police details, etc. Our modular teams were all ready to go. And then we heard back a couple weeks ago from our modular teams that Steamship Authority was not willing to let us bring these last 3 units over during the summer. We've now started going through Libby to get the Select Board involved.

Penny Dey, I just want to follow up. Planning was done by everybody based upon commitments that were made to us by the Town and the Steamship. And to not be able to follow through on that has real impact on timing and potential cost, right? I just think there's an obligation.

Reema Shelly, if Libby is ok with it, I would contact Dylon Fernandez's office. They're very good at poking at things and following through. And housing is an issue that he's well familiar with, so going to the higher ups might help.

Brian Sullivan, the real concern here being the closing of the loans and the rapidly rising interest rate. Being stuck on a construction loan that you can't refinance until your get your CO is a tricky place to be.

IX. 7 Amelia Drive RFP

Brian Sullivan, we discussed this at the last meeting about some of the hopes and goals that we are looking for. I do understand this has been a busy month, short staffed at the housing office. So, I don't believe we have the RFP today to review.

Tucker Holland, that is 100% accurate. I see that Gerry Keneally is here. Last meeting there was a discussion around the prioritizing of the type of housing that might go at this site. I walked away from that meeting hearing the Board putting an emphasis on rentals at that location. I think that Jerry wanted to speak to that.

Gerry Keneally, What the next project for Habitat. Our current status: the Benjamin Drive (3 SHI listed homes) had a month delay due to Crane and schedule issues. The homeowners will be in by Christmas. We had 65 applications for those 3 spots. We are out of land for next year and no projects to work on. It was discussed that 7 Amelia Drive could come up

and possibly be sent our way. We had an architect look at it and drew 3 different designs, a duplex and single family. Due to parking the best thing to fit there would be 2 single family homes. I've heard that you may be shifting your emphasis towards rentals. Habitat would like a project to do, you all have been extremely helpful to us. We would like you to consider that Amelia becomes available to us. We would like you to consider something for 80% SHI homeownership. And we can deliver for you like we have in the past.

Brooke Mohr, Does your analysis of the parking really mean that that site is only ever going to be 2 units?

Gerry, because there's an easement along the back of Keepers, and Keepers is changing hands, we would have to get some type of easement from the new owners to have a car to be able to turn around.

Tucker Holland, we should be able to have something for the next meeting that has gone through their review.

Gerry Keneally brought up MEPA in regard to Waitt Drive.

Tucker Holland stated that he recently spoke to Andrew Vorce and was told that Vorce is engaging with an engineer regarding MEPA requirements for the entirety of Fairgrounds.

X. Other Business

- Potential Select Board “State of Housing” Workshop on Tuesday, July 19, 2022 at 4:00pm
- Suggested regular AHT meeting date: Tuesday, July 26, 2022 at 12:30pm

The meeting would usually happen on July 19, but it is proposed to move it to July 26, so it is not on the same day as the “State of Housing” Workshop.

- **Vicki Marsh**, I want to remind you that we have acquisitions of 8A Thirty Acres coming up. We need purchase and sale agreements for 14 Somerset signed. The documents are being worked on, but are not ready for signature yet. We may have a special meeting next Wednesday to authorize someone else to sign while Brian Sullivan is on vacation.

XI. Board Comments

None.

XII. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Specific matter requires confidentiality.

The **MOTION** was made by **Penny Dey** and seconded by **Shantaw Murphy** to **go into executive session** to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Brooke Mohr Aye
3. Reema Sherry Aye
4. Shantaw Murphy Aye
5. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Open Session Meeting ended at 2:19pm

Submitted by:
Hayley Cooke