

Newburyport Affordable Housing Trust
Meeting Minutes

Meeting Date: Thursday, January 18, 2018
Meeting Location: Mayor's Conference Room, City Hall
Members in Attendance: Susanne Cameron, Madeline Nash, Judy Tymon, Karen Wiener
Members Absent: Mayor Holaday
Staff Present: Kate Newhall-Smith, Andrew Port
Minutes Taker: Kate Newhall-Smith

Tymon called the meeting to order at 6:30 p.m.

CPA Application:

The Trust reviews the draft application provided by Smith and suggests minor edits.

Nash suggests holding off on finalizing the draft until after the Brown School public meeting on January 25th.

Smith will incorporate the edits and will update the draft as necessary after the public meeting. She will then send a final draft document to the group for final edits/suggestions.

Brown School RFP Criteria:

Andy Port discusses the previous proposals that were ultimately turned down by the City, the various concerns expressed by the selection committee, and the multiple competing interests for the property.

The Trust members discuss representation on the selection committee for the next round. The Mayor has expressed her support for this. Tymon makes a motion designating Susanne Cameron as the Trust's representative for this project, seconded by Nash, all in favor.

Cameron would like to see the next RFP have language stating that the City wants to maximize affordability at the Brown School and the Trust's willingness to support this goal financially. Port responds that by not including a financial figure, the developers will have a difficult time creating a pro forma. He suggests extending the response time to allow potential developers an opportunity to sit down with the Trust to review their projects and determine if the Trust is able to commit a specific dollar amount should they be chosen as the preferred developer.

Nash is hesitant to place the Trust in the role of negotiator especially before proposals are submitted. Port wants to make the process as fair and balanced as possible and is not sure how to accomplish this given all of the competing interests for the property.

Tymon states that specificity regarding a Trust financial contribution and the levels and percentages of affordability may not address the competing interests.

Wiener states that the Brown may be the last opportunity to redevelop public land into affordable housing. She is willing to commit the Trust's financial resources to this project so long as they are being used in a worthwhile way and affordable housing is being created to address Newburyport's specific housing needs.

Cameron, as the designated liaison, will reach out to the two ward councilors prior to the public meeting to discuss the project and their specific concerns.

Housing Production Plan Executive Summary:

Members decide to postpone discussion of this topic and will review the draft document separately and send notes to Smith.

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Approval of Minutes:

July 20, 2017: Motion to approve minutes as presented made by Wiener, seconded by Tymon, all in favor.

August 17, 2017: Motion to approve minutes as presented made by Nash, seconded by Tymon, all in favor.

December 21, 2017: Motion to approve minutes as presented made by Tymon, seconded by Cameron, all in favor.

Next Meeting

The Trust is next scheduled to meet on Thursday, February 15th.

Tymon makes a motion to adjourn, seconded by Nash, all in favor. Meeting adjourns at 8 p.m.