

**Whately Housing Committee
Minutes of the
Meeting of MAY 3, 2017; 6:00 p.m.
4 Sandy Lane**

Attending: Jim Kirkendall, Fred Orloski, Richard Tillberg, Catherine Wolkowicz

Absent: Fred Baron

Richard called the meeting to order at 6:03 pm.

1. It was moved and seconded to approve the minutes of the April 6, 2017 meeting. Unanimously approved.
2. Following introductions, Richard opened discussion with guest Frances (Fran) Pheeny, Executive Director, FCRHRA, pertaining to the Smikes House Lease Agreement, which expires the end of September of this year. Fran stated that legal counsel for FCRHRA has informed them that a Lease Agreement is not appropriate in this case given that the Town of Whately owns the property, which FCRHRA manages, and should be replaced by a management agreement. Fran will email their standard management agreement to Richard, which our committee will review and edit as required.
Fran also noted that the septic tank contractor which they utilize, told them that the Smikes House septic tank is buried under the asphalt driveway, and does not have adequate openings for clean out access. Committee members relayed that there may be a second, more convenient, access to the septic tank. Fran will provide the committee the latest inspection report, as well as information from the contractor further detailing their concern.

Fran provided the committee an Income & Expense Statement covering FY15, FY16, and YTD FY17 (Oct16 – Feb17). Fran will investigate the dramatic FY17 YTD increase in the Electricity line item. She will also provide the committee with the current Reserve Account balance for this property. Fred Orloski informed Fran that the Town will assume responsibility for snow removal and lawn mowing of this property going forward. Fred will provide Fran a letter indicating this effective start date.

Richard asked Fran if she could provide the committee with recommendations of income levels of prevailing rental income as a % of Area Median Income (AMI) in the immediate area. Fran will provide the committee a copy of the recent Sunderland Senior Housing Feasibility Study.

3. Richard opened discussion pertaining to the Blue School and the DeMiao property. The committee had conducted an April 27 walk through of the Blue School accompanied by two contractors, J.D. Ross, and Nicholas Jones, as well as John Wroblewski, to assess the feasibility of converting the building to affordable housing. Given the feedback provided by these three, it was the consensus of the committee to advise the Selectboard that the committee does

not feel that it is cost effective for the Town to pursue this property for affordable housing, given the potentially prohibitive costs associated with environmental remediation and building renovation. The DiMaio property's potential alternatives were again discussed. In spite of the committee's decision at the April meeting to refer this property back to the Selectboard, further research by Fred O. indicates that six other commercially zoned land parcels which have been for sale on State Road in Whately over the past decade have not sold. Therefore, although the DiMiao property is zoned commercial and carries a potential economic value, there is increasing doubt that there will be any commercial interest in this property. Catherine will contact Fran Pheeny to invite her to join the committee for a May site visit of the DiMaio property, to hear her recommendations for possible affordable housing alternatives. Date has not yet been determined. Catherine will also ask Fran for information regarding the Irving housing project to give the committee an idea of timelines for a small scale housing project.

Fred O. invited Brian Domina to our meeting before he left for the day to discuss the future use of the Dimaio property and how best to proceed. The use of issuing an RFP to determine if any developer would be interested in the property for housing was discussed but no decision was made. This property will continue to be discussed at future meetings.

4. Fred O. handed out the property assessment description for another property on Lasalle Extension which might be suitable for community housing. This is a possibility but would require a purchase and will be discussed at future meetings.
5. A motion was moved and seconded to adjourn at 7:55 pm. Unanimously approved.

The next monthly Housing Committee meeting will be Wednesday, June 7, at 6:00 pm.

Respectfully submitted, Jim Kirkendall