

Harvard Municipal Affordable Housing Trust
Meeting Minutes – July 15, 2015

Members in Attendance: Evelyn Neuburger, Leo Blair, Greg Schmidt, Manny Lindo, Bruce Nickerson

The meeting was called to order at 7:00 pm.

Approval of Minutes: Schmidt moved to accept the minutes of the June 15, 2015 meeting as written. Blair seconded. Motion carried with one abstention.

Schmidt moved to accept the minutes of the June 15, 2015 executive session. Lindo seconded. Motion carried with one abstention.

Blair moved to release the minutes from the June 15, 2015 executive session. Neuburger seconded. Motion carried.

Election of officers:

- It was moved to nominate Bruce Nickerson as Chair, Evelyn Neuburger as Secretary, Manny Lindo as Treasurer and Greg Schmidt as Vice – Chair. Motion carried.

Treasurer's Report: The Trust received a bill from the Lowell Sun. The bill may include charges from another town committee. If so, that group would reimburse the Trust. Lindo will check on the charges.

The deposit check on the Littleton Road property was put in the Trust account. The Trust needs to write a check for that amount for escrow. Schmidt moved to accept the Treasurer's report as amended. Blair seconded. Motion carried.

Sale of 166 Littleton Road: Purchase and Sale agreement has been received and will be reviewed in executive session.

Devens Green: The agreement with Devens Green has been signed with changes proposed at previous meeting. It was clarified that the Trust will not make any payment until the 40 units are approved as affordable and added to the town inventory.

Units at Trail Ridge and Harvard Green: The affordable unit at Harvard Green was placed in foreclosure and sold. There is a question about the validity of the foreclosure and thus, whether the unit will be considered as part of the affordable housing inventory.

The Trail Ridge unit has an offer and will remain as part of the affordable housing inventory.

Trust Vacancies: There are currently two open spots on the Trust. No prospective candidate names were presented.

Public Comment: A question was asked concerning the buyer for 166 Littleton Road. The buyer is a restaurant owner. It is believed the property will be for private use.

Blair moved that the Trust move to Executive Session for the purpose of discussing the purchase, exchange, lease or value of real property. Schmidt seconded.

Roll call vote:

Schmidt – Aye

Lindo – Aye

Neuburger – Aye

Nickerson - Aye

Blair – Aye

Motion carried. The Trust moved into executive session at 7:33 pm

The Trust moved into open session at 8:52 pm

Other Business

Treasurer: Lindo was given paperwork pertaining to the office of Treasurer. Schmidt and Lindo will work on getting signature cards in order at both Middlesex and Salem Five banks.

Mortgage: The loan will be maturing soon. Blair moved to authorize the chair to contact Salem Five on behalf of the Trust to extend the mortgage on 166 Littleton Road for up to one year. Schmidt seconded. Motion carried.

Blair moved to authorize the chair to renew the property insurance on the 166 Littleton Road property. Schmidt seconded. Motion carried.

Blair moved to adjourn. Schmidt seconded. Motion carried.

Meeting adjourned at 8:10 pm.