

Carver Redevelopment Authority

Meeting Minutes for March 23, 2015

Agenda (Exhibit A)

Call to Order: Chairman Sinclair called the meeting to order at 6:01pm

Members Present: William Sinclair, Johanna Leighton, Charles Boulay

By Remote Participation: Brian Abatiello

Secretary: Michele Doll

Guests: George McLaughlin & Bob DelHome of Route 44 Development LLC

Geoffrey Morrison-Logan & Conor Nagle of VHB

Jack Hunter, Michael Milanoski

Motion to go into Executive Session to discuss the consideration of the purchase, exchange, lease or value of real property which by doing so in Open Meeting may have a detrimental effect on the negotiating position of the Carver Redevelopment Authority.

Roll Call: Abatiello, Leighton, Boulay, Sinclair

2. Walkabout Construction: 169 Plymouth Street, request for financing water line – Discussion and possible vote

Hunter provided copy of draft documents: proposed Mortgage (Exhibit C) and Promissary Note (Exhibit D). Sinclair offered review of loan plan. RDA will loan Walkabout Construction \$10,000.00 and issue Grant for \$2,000.00 to cover costs of lawyer fees and administration fees. Monies will be divided by (5) number of units and \$2,000.00 will be repaid to RDA upon sale of each unit, with the remaining balance due regardless of sale after 2 years (24 months). Interest will be charged on loan amount. **Sinclair** – RDA has provided grants in the past. This project will be good for the community. **Hunter** – a Certificate of Compliance has been received from Conservation Commission, and meeting is scheduled with Historic Commission. **Leighton** – digging up street for water line? **Hunter** – sidewalks will be cut up, they will be mowing under the street. **Leighton** – have abutters been notified of opportunity to connect to water? Advised on cost? **Hunter** – Thomas has shown interest. Fuller is considering. New resident has not moved in yet. **Abatiello** – everybody needs to be made aware of option to connect. Need to cap the loan amount, we don't want to come back for additional funds later.

Motion by Leighton to approve proposed Mortgage and Promissary Note, a total sum of \$12,000.00, contingent on final approval of the Chairman. Boulay 2nd. Approved 4-0-0

3. Minutes: January 12, 2015 (Exhibit E) – Discussion and vote

Motion to approve by Leighton. Boulay 2nd. Abatiello abstained. Approved 3-0-1

Minutes: February 23, 2015 (Exhibit F) – Discussion and vote

Motion to approve by Leighton. Boulay 2nd. Abatiello abstained. Approved 3-0-1

4. Treasurer’s Report (Exhibit G) – Discussion and vote

Leighton distributed and reviewed February and March activities. Projected Checking account balance as of March 31, 2015 is \$682.63. Projected Money Market account balance as of March 31, 2015 is \$27,951.65. Total interest paid on loan is \$33.82

Motion to approve Treasurer’s Report by Abatiello. Boulay 2nd. Approved 4-0-0

5. Financial Report - Discussion

Leighton noted that the Financial Report provided by Valerie Varrasso has changed dramatically from those of the past, due to more extensive detail. Leighton would like Varasso to attend next meeting to review report with members and discuss contracting Varrasso to prepare future Financial Reports. Table for discussion at next meeting. Hunter will contact Rockland Trust and advise current status of report.

6. Bills Payable

None

7. Public Comments

None

8. Member Comments

Leighton shared positive feedback received from residents on Waterview Village. Leighton also noted she would be out of town during next 2 meetings.

9. Next meeting

Abatiello made motion for next meeting at 6:00pm on April 27th, meeting room to be determined. Leighton 2nd. Approved 4-0-0.

Boulay made motion to adjourn at 7:37pm. Leighton 2nd. Approved 4-0-0.

Exhibits:

A - Agenda

C – proposed Mortgage Agreement for Walkabout Construction

D – proposed Promissary Note for Walkabout Construction

E – Meeting Minutes January 12, 2015

F - Meeting Minutes February 23, 2015

G - Treasurer’s Report