

## Minutes of the Manchester Affordable Housing Trust Joint with Manchester Housing Authority Draft

Date: February 28, 2023  
Time: 6:30 PM  
Location: Virtual Meeting through Zoom as posted  
Present: MAHT: John Feuerbach, Joan McDonald, Chris Olney, Sarah Mellish, Muffin Driscoll, Peggy Hegarty-Steck. Staff: Helene Shaw-Kwasie  
Absent: Gretchen Wood  
Present: MHA: Beth Heisey, Elaine Persons  
Absent: Gretchen Wood, Craige McCoy, one empty seat. Staff: Irene Fronteiro

### Call to Order

Due to technical difficulties, Mr. Olney called the MAHT meeting to order at 6:55 instead of 6:30.

As there was no quorum for the MHA, Mmes. Persons and Heisey participated in the meeting as Guests.

### Follow-up discussion on MHA/MAHT RFQ- Next Steps

Chairman Feuerbach reported that the purpose of the meeting is to discuss the Follow-up discussion on MHA/MAHT RFQ-Next Steps. He got guidance from Consultant Bev Gallo who gave him a template to work from. The DPW Pleasant Street site is included but it is not our main component. He discussed with the Select Board how to present the DPW site in the RFQ. The Select Board liked the idea of including the DPW in the future. We might pivot with the Selected developer about the DPW. The main objectives are the sites in our control. As part of the vision we state that the DPW site is not ready yet.

Ms. Mellish said there is an enormous number of demands on the Town property and she finds it hard to believe that they will release the DPW site. She said in the Capital Budget for 2014 the FinCom denied funds to the DPW because we did not know where they would be.

Mr. Olney suggested that we leave the site in and if it does not come to fruition, disregard it.

Discussion followed.

Mr. Feuerbach said that the award of the sale or lease of the DPW property is up to Town Meeting.

Ms. Driscoll said the Select Board would be willing to support that piece of property.

Ms. Mellish said she was most comfortable leaving the DPW site out of it. It is not available. Ms. Hegarty-Steck agreed, and said we just need to minimize the mention.

Mr. Olney will tweak that issue; he re-read the RFQ and found some other language that needs reworking. He will add in that we will agree to comply with all Conflict of Interest laws. He will send

any comments to Mr. Feuerbach who will send the document to Town Counsel via Town Administrator Federspiel. Mr. Feuerbach will send the final to FEMA.

At 7:23 p.m. Mmes. Persons and Heisey of the MHA left the meeting. The next joint meeting will be March 28 at 6:30, hybrid in Room 7 and via Zoom. Ms. Mellish will arrange for the hybrid with the Town Clerk. Hybrid requires that the Chairman and a majority of the Board be present in person.

#### MAHT Acquisition strategy for 1- and 2- family homes

Members discussed acquisition of a one- or two- family house. No one spoke in favor.

Mr. Olney will reach out to the Cornerstone church to discuss the School Street church building. Members said they would like to pursue additional units on Powderhouse Lane. Mr. Feuerbach reported that Town Planner Ware had submitted the apartments to the state who said they want more information and to talk to Mickey.

Mr. Olney said the Planning Board plans to bring a senior housing by-law to Town Meeting in April. He said it does not require affordability. The senior housing language would be applicable in all zoning if one meets the set back and lot coverage.

Ms. Mellish said the housing would be deed restricted if it is continuous use.

Other development community housing opportunities and community affordable housing opportunities  
None discussed.

#### Administrative

##### Approval of Minutes (January 24, 2023)

Upon motion made by Ms. McDonald and seconded by Ms. Hegarty-Steck, by roll call vote with Members Hegarty-Steck, Olney, Feuerbach, McDonald, Mellish and Driscoll voting in the affirmative, it was VOTED to approve the minutes of January 24, 2023.

##### Administrative Assistance Hours and Tasks

Members reviewed the Administrative Assistant's administrative hours as presented.

##### Treasurers Report

##### Discussion of MAHT Bank Account options

Ms. McDonald reported that MAHT had received an additional generous donation of \$500 from a resident of the Town, Elizabeth Loomis of Bennett Street.

Ms. McDonald reported that Cape Ann Savings Bank is currently offering a much better rate of interest for six to nine months than MAHT is currently receiving. CASB is also currently partnering with the Rockport Affordable Housing project. Members discussed the investment of approximately \$1 million of the Trust money. Ms. Driscoll suggested \$500 thousand for nine months and \$300 thousand for six months. Ms. McDonald said she is anticipating that another \$200 thousand will come in from the Community Preservation Committee in July.

Upon motion made by Mr. Olney and seconded by Ms. Hegarty-Steck by roll call vote with Members Hegarty-Steck, Olney, Feuerbach, McDonald, and Mellish voting in the affirmative and Ms. Driscoll abstaining, it was VOTED to authorize Ms. McDonald and Ms. Mellish to transfer funds to Cape Ann Savings Bank for up to 12 months. Mmes. McDonald, Mellish and Driscoll will go to the bank together. They will also establish a line of credit. When the time comes to make the appropriate decisions, a member of the bank's lending team will be asked to join the MAHT.

Ms. Driscoll will reach out to Mmes. Mellish and McDonald.

Update on Emergency Rental and Mortgage Assistance Program

None

Other matters, as may not have been reasonably anticipated by the Chair (Discussion only)

None

Next Meeting Date and Adjourn

The next meeting will be March 28 at 6:30, Hybrid in Room 7 and via Zoom. Ms. Mellish will arrange for the Hybrid with the Town Clerk. Hybrid requires that the Chairman and a majority of the Board be present in person.

Upon motion made by Ms. McDonald and seconded by Ms. Hegarty-Steck, by roll call vote with Members Hegarty-Steck, Olney, Feuerbach, McDonald, Mellish and Driscoll voting in the affirmative, it was VOTED to adjourn. Adjourned at 7:55 p.m.

Submitted,

Approved by MAHT March 28, 2023

Helene Shaw-Kwasie  
MAHT Administrative Assistant

Documents used at meeting:  
Minutes of January 24, 2023