

GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



Georgetown Affordable Housing Trust & Georgetown Affordable Task Force Joint Meeting

DATE:

December 19, 2022

ATTENDEES: 5

David Surface - Chairman AHT & AHTF Trustee
Peter Kershaw – Chairman AHTF & AHT Trustee
Charles (Chuck) Keilty – AHT & AHTF Trustee
Tim Ruh – Trustee – AHT & AHTF Trustee
Dianna Twomey – Affordable Housing Coordinator

GUESTS: 1

Shawn McGee

Affordable Housing Trust meeting opened at 6:06 PM by Chairman, David Surface

Affordable Housing Task Force meeting opened at 6:06 PM by Chairman, Peter Kershaw

MINUTES:

November 22, 2022

P. Kershaw: Motion to approve November 22, 2022 meeting minutes as written.

T. Ruh: Second.

Motion carries 4-0; via roll call vote.

OLD BUSINESS:

Bills Payable – Vouchers:

30 East Main Street:

\$548.83 – Allied Property Management

\$654.64 – Allied Property Management – Special Assessment Fee – Septic Control Panel

Other:

\$50.00 – Verizon

\$242.82 – WB Mason – Office supplies

\$233.20 – North of Boston – Affordable Lottery Advertisement

\$24.66 – Georgetown Building Supply – Open House Supplies

\$389.50 – KP Law – Legal Services

P. Kershaw: Motion to pay all vouchers as presented.

T. Ruh: Second.

Motion Carries 4-0; via roll call vote.

30 East Main St Unit 4 - We have received monthly rent. Reviewed policy for rental increase. There will be a rental increase of 2.5% being with rental lease renewal on April 1. Dianna will notify the tenants by mail and email.

T. Ruh: Motion to increase rent 2.5% raising the rent from \$1,482 to \$1,520 Starting April1, 2023.

P. Kershaw: Second.

Motion Carries 4-0; via roll call vote

188 East Main Street – Shawn McGee came in to update us on this property. David and Shawn are working to finalize their design. They intend to submit their plans to the ZBA in the upcoming weeks.

CPC: Grant request has been submitted.

Parker River Landing – Dianna has reviewed all applications. The Affordable Resale Lottery will be held on Tuesday, December 20, 2022 @ Town Hall. Orlando Pacheco, Town Administrator, will draw the lottery. Dianna will inform the applicants by email of the outcome. A Purchase and Sale Agreement must be signed within 10 business days. Dianna will notify KP Law of the sale and draft the Affordable Deed Rider.

New Business:

Property Purchase Policy – The Property Purchase Policy was discussed and reviewed.

P. Kershaw: Motion to approve the “Policy on Making an Offer to Purchase Real Estate” as amended. (Amendment changes Section 4.c. under Chairperson Actions to have a Massachusetts Licensed Real Estate Agent perform a property valuation instead of a Massachusetts Appraiser) pending verification from the Town Administrator.

C. Keilty: Second

Motion Carries 4-0; via roll call vote

P. Kershaw: Motion that the Trust spend up to \$1,000,000 (\$1 Million) dollars for the acquisition of Real Estate or Real Property.

C. Keilty: Second

Motion carries 4-0; via roll call vote

C Keilty: Motion to Authorize the Town Administrator, in consultation with the GAHT Chairperson, to make reasonable offer(s) to purchase real estate or real property subject to the Affordable Housing Trust “Policy on Making an Offer to Purchase Real Estate” and subject to the authorized dollar amount limit as approved in the previous motion.

T. Ruh: second

Motion carries 4-0; via roll call vote

Action Items – Send Notice to 30 East Main Street regarding rental increase.

ADJOURNMENT:

Affordable Housing Trust motion to adjourn at 7:05 PM made by Chuck, 2nd Tim, David: 3 Approvals: Motion Approved

Affordable Housing Task Force motion to adjourn at 6:58 PM was made by Tim, 2nd David, Chuck: 3 Approvals, motion Approved.

NEXT MEETING:

Monday, January 23, 2023 @ 5:45 PM