

# Sherman Housing Commission

July 15, 2013

Present: Steve Roffwarg, chair. Charlie Reppenhagen, Jeanette Perlman. David Berto. Chris Jellen, selectman. David Hopkins. Lynne Gomez, clerk.

Minutes: Minutes of June 2013 were approved as read, unanimously.

The Housing Commission presented at the June 25 meeting of BOS the 8-24, which was accepted. It needs to be passed on to P and Z. Selectman Cope needs to fill it out and move it forward. P and Z has a meeting on July 18.

What action is required to get 8-24 resolved? P and Z needs to sign off on the 8-24 in order to move the project forward. Barbara Ackerman did not have the 8-24 yet. Steve offered to contact Clay to get the document presented at the meeting.

Charlie Repp will be at the P and Z meeting on July 18. Branse and Willis will not work with Housing Commission because of conflict of interest.

Money earmarked for the use of the Housing Commission was used to pay Branse and Willis, incorrectly. The \$1,254 was billed to the Housing Commission. Barbara said P and Z wants to have a clear picture of the number of units, size of units, eligibility, etc. Berto asked at what stage is this info needed? Steve concluded that the Housing Commission will need to outline that information at some point.

Steve said the feeling is that people want to get more specifics. At least the specifics need to be available when the lease referendum goes to the public.

Berto countered that none of the specifics should be in the lease. The Housing Commission is asking the town for the lease in order to find out what those numbers will be. Discussion ensued regarding the need to get the lease approved in order to get funding. Without funding there is no way to determine how big or how many units are possible.

Discussion on the details followed. Townspeople want more specifics. But without the commitment of money, there are no specifics.

A brief discussion of the possibility of garages on the units followed.

Charlie Repp addressed the access from Route 37 along the stonewall of the existing properties. He has a meeting set up with the engineer of DOT Traffic, Paul Samanzki, and others. He asked that someone from the Housing Commission also attend. Jeanette agreed to attend on Friday at 10 a.m. The purpose of the meeting is to confirm that the

new access plan will work. Charlie will find out if Ron Cooper could attend also. Charlie offered to follow up on the project at the P and Z meeting on Thursday.

**Housing Resolution:** Discussion on the best attorney to represent the Housing Commission followed. Town Attorney Jeff Seinkowiz did work on the resolution, but the Housing Commission found it not reflecting their intent. Another attorney will need to be found. A land use attorney would be best. Commission agreed to seek another attorney. A few names were discussed. Steve will contact the other attorneys and the commission will evaluate and decide.

Question: What has to happen for this resolution to be approved by the BOS and then placed before voters?

Selectman Jellen said everyone has a different opinion. However, over and over, he hears that the development of a non-profit 501c-3 is very important next step.

Discussion followed, especially regarding town commissions and their willingness to work with the Housing Commission vs. a non-profit trust.

What does it take to get site control?

- 1) Present a lease resolution to the BOS. This is done.
- 2) Resolution does not require the entity to be formed. That is stated in the resolution.
- 3) Have the resolution go before town for approval.

David Berto suggested the following:

- 1) Get everyone to agree to the map. This is a pre-requisite to everything. Meeting will be held on Friday. Detailed discussion of the new access plan followed. Details of new map need to be included in resolution documents. Hiro just needs to send the new map and a Word document that says what it is. No lawyer is needed.

Next BOS Meeting is Aug. 22.

**Corporate Entity: Non-profit 501c-3.** Steve will pay for the fee, of about \$400 to create the non-profit entity. Sherman Housing Trust Inc. is the name he will go forward with. Discussion followed. Bottom line: Steve will get a lawyer to prepare the language for the purpose of the non-profit entity. Whatever you do now affects your ability to get funding, said David. Steve will send the document to Housing Commission members for final approval.

Membership: The members of the Housing Commission will become the members of the Housing Corporation.

Discussion of the corporate ID number followed. Filling out the 501c-3 form will come later. Next step will be to write the articles of incorporation and bylaws.

Jeanette asked if there was still state money available and put aside for Senior Affordable Housing and David answered: Yes.

In conclusion: David suggested the following items as a timeline:

- 1) Define boundaries.
- 2) Put them on map
- 3) Get 824 done
- 4) Set up corporation
- 5) Complete the resolution.
- 6) Ongoing publicity.

Chris Jellen suggested hosting another informational forum leading up to the town meeting. His point: You can't go far enough on information sharing. Steve offered up his willingness to come to the Senior Center with information on Housing for a "coffee and conversation."

Next meeting: August 12, Monday, at 5:30 p.m. at the Senior Center.

BOS Thursday Aug. 22.

Motion to adjourn:

Submitted,

Lynne Gomez  
Clerk

