



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Minutes February 12, 2014

Present was Chairman, Steve Deackoff, and members Laura Caplan and Melissa Maniscalco. Also in attendance were Steven Sadwick, Director of Community Development, Nancy Reed, Planning Board representative, and Melissa Johnson, Recording Secretary.

Ron Roy, Ray White, Jay Axson, Greg Peters, and Scott Wilson, Board of Selectman representative, were not in attendance.

The meeting was posted. There was no quorum and no motions or votes were taken. Discussion took place on the following:

Approval of meeting minutes - December 11, 2013 and January 15, 2014

The approval of meeting minutes was tabled to the next meeting as there was not a quorum.

A) 2014 Goal Setting

Mr. Sadwick previously provided the members with a copy of the goals from the production plan and noted that to date he has not received any feedback from any of the members. Mr. Sadwick will mail a copy of the goals to the members who are not present and request that they pick their top three goals from the list. This will help Mr. Sadwick determine what the LHP would like to accomplish in 2014.

B) Shawsheen Place Update

Mr. Sadwick explained that the draft financial analysis has been received. The Board of Selectmen met with Mike Jacobs last evening in executive session and Mr. Jacobs will be refining the analysis a little prior to it being provided to the new owners. Dolan Companies had valued the property at \$1.055 million and the new owners, DSF Group, have bumped the figure up to \$1.9 million and are also requesting a \$256,000 abatement over a 30 period. A counteroffer is expected to be made to the Board of Selectmen over the next week.

Ms. Maniscalco noted that some of the tenants at Shawsheen Place who have contacted Fair Housing regarding this matter and, in turn, Fair Housing has contacted the Housing Authority. Two tenants have been granted two month extensions which will essentially allow them approximately four months to find housing.

Mr. Deackoff inquired about the Motel Caswell as this was to be a substitute to the units lost at Shawsheen Place. Mr. Sadwick explained that he received a telephone call from an Attorney today who stated he is representing the party who entered into a Purchase and Sales Agreement with the Caswell's. Mr. Sadwick explained that the Attorney mentioned retail at this site, but did not provide much further details.

C) Habitat for Humanity Update

Mr. Sadwick noted that town counsel, Attorney Charles Zaroulis, will be sending out the award letter shortly. Mr. Sadwick explained that they are still working out the details on how the existing structure will be demolished and if it can be included as part of the project.

D) Villas at Meadow View Update

Ms. Maniscalco explained that they are working to finalize the Affirmative Fair Housing Marketing revisions and are hoping to have it approved by the State by the end of the month. The revision has to be submitted by Elder Services. Once approval has been received, it will go back to the Housing Authority for the outreach lottery process. The goal for the ribbon cutting is June, 2014.

Old Business

Ms. Maniscalco noted that the one application that was received for Maple Court has been withdrawn. The unit remains available and will be awarded on a first come basis.

New Business

Mr. Sadwick noted that he was contacted by a Community Development Corporation out of Lowell, MA that is looking to do affordable housing outside of Lowell. Mr. Sadwick will be meeting with them shortly to see what they have to offer.

Respectfully submitted,



Approved: 06-11-2014

NO Documents provided to Committee Members.