

**Braintree Community Preservation Committee
Minutes
November 18, 2013
Johnson Chambers**

Present: Linda Raiss (Chair) Dick Fletcher (7:30 PM)
Anne Murphy (V-Chair) Darryl Mikami
Paul Machado

Absent: Patrick Flynn

Also Present: Lauren Murphy, Executive Director, Braintree Housing Authority

Meeting convened at 7:30 PM with the required quorum.

CPA Application Roof Project – Braintree Housing Authority (Lauren Murphy)

Lauren Murphy discussed necessary roof repairs on low-income houses that were purchased by the Authority in the 1980s. She presented an assessment of cost for two 2-family and three single-family homes, adding the houses are in bad shape and the need is great. In addition, the Roosevelt Complex is in need of roof work. Lauren explained about the cost and about funding, the total funding she is looking for from the CPC is \$320,107. Lauren said further that if CPA funding is awarded, the roof project is assured of state funding. Mr. Mikami asked how the BHA pays for housing maintenance. Lauren explained that she prioritizes and tries to keep the low-income units up to sanitary code. When funding as available she does one large project, like a kitchen or bath. In response to Darryl's question about the purchase of low-income units in future, Lauren said that single family units are just too costly and she has no intention to purchase in future. The plan is to preserve what we have. Right now, Bellevue is most in need. Linda asked if the members are interested in taking a vote. Mr. Mikami said we have the money, the need is there and he is in favor of moving forward. Anne agreed it was good for the Town. Paul Machado asked about the bid process and mentioned that the photos in the application show many trees close to the homes which will receive new roofs and expressed his concerns about this. Lauren said she will visit the tree issue with the maintenance person. Linda felt that any recommendation for funding should include the use of some of the unreserved funds. Anne **MOTION** to recommend to the Town Council an appropriation of \$320,107 to be expended under the jurisdiction of the Housing Authority from the Unreserved Fund balance, seconded by Mr. Mikami, unanimously voted 5:0

CPA Application Kitchen & Bathroom Improvements – Braintree Housing Authority (Lauren Murphy)

Lauren explained that funds are needed to update bathrooms and kitchens in several homes [16 Bellevue Road, 40-42 Tremont Street and 285 Quincy Avenue]. Paul asked if the Housing Authority ever uses Blue Hills Tech. Lauren responded that this work must get done in a timeframe which is not suited to a Blue Hills project because the tenants, some disabled, cannot be without a kitchen or bathroom for any length of time. Anne **MOTION** to recommend to the Town Council an appropriation of \$78,445 to be expended from the Community Housing funds, seconded by Mr. Mikami, unanimously voted 5: 0

Page 2
CPC Minutes 11/18/13

Return of Funds: Housing First Refusal (D. Fletcher):

Mr. Fletcher was asked to brief the members of the Committee on the account which is known by the name "Right-of-First Refusal." This account was established during the first Town Meeting after the acceptance by residents of the Community Preservation Act in 2003. The intent of the appropriation of funds was to have a pool of money available in the event an affordable housing unit became available for purchase. The account has now reached \$200,000. Because the Director of Planning and Community Development could not be present, the Chair put off further discussion until the December meeting.

Gallivan House Restriction (Matthew Mees/Attorney Carl Johnson):

Linda said that the Historical Society is working on documentation to address the current situation, including the parties, trusts and how to deal with the mortgage in the future. Matthew Mees indicated that they are in the process of rewriting the master plan and business plan. It has been settled that the Historical Society owns the majority of the Gallivan House. Carl Johnson informed Linda that he is working with Matt to settle legal issues. The mortgage is \$209,000. Mr. Johnson said he will meet with Christine and the Bank and discuss possibly reimbursing the funding appropriated under the CPA. He is doing more research and has also learned one of the trusts is not legal.

CPA Project Updates:

First Congregational Church (MOA):

Linda reported that the MOA has been recorded at the Registry and receipt provided to the Department.

Elm Street Cemetery:

Linda reported that funding has been appropriated by Town Council for additional work.

Civil War Soldier Memorial Statue (T. Council):

The Ways and Means Sub-Committee has recommended appropriation of full funding and the Council will consider the recommendation at their November 19th meeting.

Historic Records Preservation:

Linda reported that the Town Clerk indicated that the RFP is supposed to go out this week.

Administrative Matters

Draft schedule of 2014 meetings : Dick **MOTION** to adopt the January – June 2014 dates, seconded by Anne, unanimously voted 5:0

Minutes of 9/16/13 : Anne **MOTION** to approve the September minutes, seconded by Mr. Mikami unanimously voted 5:0

Anne Murphy **MOTION** to adjourn, seconded by Dick, unanimously voted (5:0)

Meeting adjourned at 8:27PM

Respectfully submitted,

E. Shaffer, Department of Planning and Community Development