



TOWN OF IPSWICH

IPSWICH, MASSACHUSETTS 01938

Affordable Housing Trust Fund Board &
Ipswich Housing Partnership Joint Meeting

Meeting Minutes

May 12th, 2022 7:30am

Meeting Room A and Virtual Zoom Meeting

Ipswich Housing Partnership Attendees: James Warner, Don Greenough, Ken Redford, Stacey Pedrick, Patricia Valcour, Carl Gardner, and Charlie Allen

Affordable Housing Trust Fund Board Attendees: James Warner, Sarah Player, Michael Jones, and Anthony Marino

Guests: Michael Schaaf

Staff: Caja Johnson

Call to Order: Quorum established for the AHTFB and IHP

Meeting called to order: 07:40am

Citizens Queries: none.

Adopted Minutes: 04/14/2022 (IHP&AHTFB)

Town Meeting 161 Topsfield Rd.: Members who attended Town Meeting shared that Article 15 161 Topsfield Road did not pass. Discussion opens up surrounding next steps and what could be done better in the future. Schaaf suggests a broker's opinion of value.

Oak Hill/Memorial Hall: Valcour and Allen report OH/MH have decided to comprehensively evaluate their physical and financial position and come up with a long-term strategic plan. OH/MH are to sign consulting agreement with Harborlight.

Harborlight: Harborlight has completed their Feasibility study for the Town. Board and Partnership members thank Allen and Harborlight for their conscientious efforts.

Affordable Trust Fund Board Vote: Warner motions for trust fund to thank Harborlight for their Feasibility Study and pay them \$10,000 per the contract signed in September 21, 2022. Jones seconds. Discussion: none. Player, yes. Jones, yes. Warner, yes. Motion passes.

Allen reports Harborlight is happy to work with us in the future.

HOME funds: Warner asks that the Planning Department and Johnson find an appropriate project to allocate HOME funds. Valcour suggests focusing on creating more affordable family housing and rehabilitation loans. Johnson reports rehab loan are no longer the primary focus of this funding. Allen discusses NS HOME Consortiums recently released guidelines and states he will follow up with Harborlight about the Agawam Village project. Johnson states she will work with the Planning department to discover some possible projects that would be eligible for the funds.

MBTA communities: Player reports Town Manager submitted commentary and there has not been any other follow to the best of her knowledge.

Reuse Committee: Greenough report the meetings have been productive. He recommends more affordable housing representation at the meeting and the creation of a subcommittee to focus on Elm Street. Greenough, Redford, Warner, Valcour, and Gardner all volunteer to be member of the subcommittee. Subcommittee will meet on a Friday 2pm. Subsequent to the meeting the subcommittee was designated a Task Force.

New Business: Greenough recommends meeting to be in person moving forward. Both the Partnership and the Boards agrees.

Meeting Adjourned 08:54am