



Town of Medway

Affordable Housing Trust Fund

Thursday, July 29, 2021 at 7:15 p.m.

Zoom Meeting Participation

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public was permitted at this meeting. Information for participating via Zoom was posted at the end of the ZBA Agenda on the town website. All persons participated remotely in the meeting via Zoom.

	Present	Absent		Present	Absent
<u>Trust Members:</u>					
Ann Sherry, Chair	X				
Judi LaPan	X		Glenn Trindade	X	
Jack Wolfe	X		John Parlee	X	

Also Present:

Douglas Havens, Community Housing Coordinator

Amy Sutherland, Recording Clerk

Barbara Saint Andre, Director of Planning and Economic Development

The Chairperson called the Affordable Housing Trust meeting to order at 7:15 pm.

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to enter into Executive Session in order to consider the purchase, exchange, lease or value of real property (6 Cutler), if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, G.L.c.30A Section 21 (a)(6).

Roll Call Vote:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Glenn Trindade aye
Judi LaPan aye

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to adjourn the meeting at 8:15 pm.

**Respectfully Submitted,
Amy Sutherland**

Recording Secretary

EXECUTIVE SESSION

Town of Medway

Affordable Housing Trust Fund

Thursday, July 29, 2021 at 7:15 p.m.

Zoom Meeting Participation

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public was permitted at this meeting. Information for participating via Zoom was posted at the end of the ZBA Agenda on the town website. All persons participated remotely in the meeting via Zoom.

	Present	Absent		Present	Absent
<u>Trust Members:</u>					
Ann Sherry, Chair	X				
Judi LaPan	X		Glenn Trindade	X	
Jack Wolfe	X		John Parlee	X	

Also Present:

Douglas Havens, Community Housing Coordinator

Amy Sutherland, Recording Clerk

Barbara Saint Andre, Director of Planning and Economic Development

The Chairperson called the Affordable Housing Trust meeting to order at 7:15 pm.

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to enter into Executive Session in order to consider the purchase, exchange, lease or value of real property (6 Cutler), if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, G.L.c.30A Section 21 (a)(6).

Roll Call Vote:

Ann Sherry	aye
Jack Wolfe	aye
John Parlee	aye
Glenn Trindade	aye
Judi LaPan	aye

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to enter into Executive Session.

Roll Call Vote:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Glenn Trindade aye
Judi LaPan aye

All members declared that there was no one on their room for the executive session.

The Town Attorney was present. He provided an update on the discussions regarding 6 Cutler Street. There was an issue with the title for the 6 Cutler Street property. The buyers are using American Title Insurance to examine the paperwork. There was an incorrect reference to the declaration of trust and the names of trustees. There was confirmatory of the deed and affidavit of the legion post with trustee certificate indicting the Chairman of the post. The remaining issues are the lack of reported documentation title of the clerk of post versus the clerk of the Board of Trustees. Both Attorneys are going back and forth with the title representatives. Chicago Title Company is who the Trust is using. The buyers Attorney want a credit of \$15,000.00 due to their concern about resale after redevelopment. This amount would cover the cost of probate. The buyer originally wanted \$25,000 and the Trust Attorney communicated that this is unacceptable. The Trust did discuss that they could accept the second highest bidder which came in \$600.00 lower that the current bid buy it had a contingency. The permitting the second bidder would need to obtain would take over a year. The contingency would involve demolishing the current house on site. The other issue discussed is that the current bid may not still be binding and this may need to be rebid. The Trust has spent about \$8,000.00 to date. The deposit on this was \$17,530.00. The trust has a signed purchase and sale agreement but the closing has not happened.

The Attorney communicated that during closing there needs to a clear and marketable title presented.

The Trust wants to make sure that the trust is indemnified from the buyer ever coming back to the trust. The trust does not want to be responsible for the property in the future. The Trust was informed that the buyers have not threatened to terminate the deal.

There was a recommendation to offer \$10,000.00 for closing credit.

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to recommend a closing credit of \$10,000.00 to address potential title issues subject to the Attorneys recommendation.

Roll Call Vote:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Glenn Trindade aye

Judi LaPan aye

On a motion made by Glenn Trindade, seconded by Jack Wolf, the Trust voted by roll call to allow the Attorney and Chairperson for the Trust to execute any and all documents to consummate the closing.

Roll Call Vote:

Ann Sherry aye

Jack Wolfe aye

John Parlee aye

Glenn Trindade aye

Judi LaPan aye

The Town Attorney will contact the parties tomorrow and will report back to the Trust.

On a motion made by Glenn Trindade, seconded by Jack Wolf, the Trust voted by Roll Call to adjourn executive session and return to open session to close the meeting.

Roll Call Vote:

Ann Sherry aye

Jack Wolfe aye

John Parlee aye

Glenn Trindade aye

Judi LaPan aye

Respectfully Submitted,

Amy Sutherland
Recording Secretary