

**MCDA Board Minutes**

Minutes of Marlborough Community Development Authority  
Regular Meeting – Thursday, August 9<sup>th</sup>, 2018  
Meeting Opened: 8:45 a.m. | Meeting Closed: 9:20 a.m.

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**Attendance of Regular August 9<sup>th</sup>, 2018 MCDA Board Meeting**

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| 1. Mayor/Chair Arthur G. Vigeant                               | 2. Paul Sliney (Tenant Representative) |
| 3. Stefanie Ferrecchia (Real Estate Rep.)                      | 4. Renee Perdicaro (Regular Member)    |
| 5. David Morticelli (Fin. Rep)                                 | (ABSENT)                               |
| 6. Douglas M. Bushman, Executive Director                      |  |
| 7. Diane Smith, (City Auditor) – Non Voting Member             |  |
| 8. Brian Doheny, (City Comptroller/Treas.) – Non Voting Member |  |
| 9. Chad Carter, MCDA Employee                                  |  |

**Summary of Motions**

**General**

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| 1. Motion to Approve Minutes for June 28 <sup>th</sup> , 2018 Meeting | (Approved) |
| 2. Motion to Approve Payables for All Programs FY 2018                | (Approved) |
| 3. Motion to Approve Payables for All Programs FY 2019                | (Approved) |

**A. Housing**

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| 1. Motion to Approve Revised Tise Contract | (Approved) |
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**B. CDA**

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The Board Meeting took place on the third floor in Memorial Hall at City Hall on Thursday, August 9<sup>th</sup>, 2018 with the meeting starting at 8:45a.m.

Board member Paul Sliney motioned to approve Minutes for June 28<sup>th</sup>, 2018 Meeting. ***The motion was made carried and approved with no abstentions.***

Board member Paul Sliney motioned to approve Payables for All Programs – FY 2018. ***The motion was made carried and approved. (Board member David Morticelli abstained)***

Board member Paul Sliney motioned to approve Payables for All Programs – FY 2019. ***The motion was made carried and approved. (Board member David Morticelli abstained)***

Executive Director Douglas Bushman noted that the financials for fiscal year 2018 are being wrapped up and should be available for next month's meeting. The budget guidelines for fiscal year 2019 will hopefully be out next month but no guarantees - last year it took a couple months. The MCDA will operate on fiscal year 18's budget until they are released.

THRIVE negotiations have been ongoing. The MCDA is waiting on their response. Board member Paul Sliney asked about the missed payments from THRIVE. Executive director Douglas Bushman mentioned that they had not made a payment since June 2017. Recovering these payments will be part of the new deal. More on this next board meeting.

The state centralized waitlist is still being implemented, and Marlborough will maintain its local preference.

TISE is requesting an increase in administrative fees due to the overall increase in the budget for FISH #170060 | HILAPP Pleasant St. Modernization Project. The windows will be the only exterior work and is considered as an alternate. All other construction will be limited to the interior. Exterior work will be considered in future FISH projects. Accessibility improvements to the community building will be considered as a separate line item for around \$100,000.00. Executive Director Douglas Bushman thanked Mayor Vigeant for his help pushing the issue with DHCD and others. This will be out to bid next spring. The MCDA is to receive more money than any other community. Mayor Arthur Vigeant noted that the amount of money it takes to renovate this property is absurd. It would be ideal to demolish the entire property and build new construction with a nice big green space. Mayor Vigeant wanted to move up the timeline of the project and considered having the City float the money up front – to be repaid when DHCD could release the HILAPP funds. Since DHCD is acknowledging an earlier timeline, this might not be necessary.

Executive Director Douglas Bushman stated that DHCD has been silent on where they stand with the community building. Relocation expenses are estimated at 2-3K per unit. DHCD deemed it impossible to renovate while the units are occupied. Mayor Arthur Vigeant asked about the monies being leveraged. Executive Director Douglas Bushman answered that DHCD has changed the formula, and they argue it's because Marlborough is receiving way more than any other City/Town. Mayor Arthur Vigeant noted his disagreement with the formula change but was pleased that DHCD has made an effort to move up the timeline of the project. He wants the project to start as soon as possible. Board member David Morticelli motioned to approve revised TISE contract. ***The motion was made carried and approved.***

Executive Director Douglas Bushman added that the FISH #170075 | Bolton Windows Project has begun. Board member Paul Sliney mentioned that some windows in the community building have

already been replaced as part of the mock-up. The windows are thicker, which looks nice, but some painting and caulking still needs to be completed. He is sure it will look great when it is done and is overall satisfied with the work so far.

Executive Director Douglas Bushman noted that the window replacement at Bolton St. will be the last major construction project for some time at that property. Board member Paul Sliney concurred that there are no major items currently in need of repair.

The Community Development Block Grant (CDBG) 2018 has been awarded to the MCDA in the amount of \$800,000.00. MCDA members, along with Mayor Vigeant, went to the State House the other day for the CDBG award announcement. The MCDA extended its gratitude to all board members for their help in this endeavor. The execution of the contract will take place in late August/ early September. The Department of Public Works (DPW) is gearing up for the infrastructure project at Devens and McEnelly St. to be started in October. Mayor Arthur Vigeant noted that he was apprehensive to apply for a third time, but fortunate that it was decided to give it another chance. He is eager to jumpstart the French Hill area with help from the Housing Rehabilitation Program, and to see the much-needed renovation of Devens & McEnelly St. He extended his thanks towards Secretary Ash & Governor Baker for the award.

Executive Douglas Bushman added that the MCDA is already receiving applications and noted his mutual excitement to jumpstart the French Hill area and infrastructure project. This award will also decrease staff pressure on the budget via its administrative fee for overseeing these new programs. The MCDA hopes to rehabilitate around 12-18 homes over the next 18 months.

Executive Director Douglas Bushman is not happy with the progress of 47 Highland Street. There was hopes to have it completed before August. The overall goal of the Critical Home Repair Program (CHRP) is to rehabilitate the structural integrity of the homes and to make them aesthetically pleasing in order to increase the values of the surrounding neighborhood. City Auditor Diane Smith noted that the property looks 100% better. Executive Director Douglas Bushman agreed and added that it was a shame to have to cut down the tree, but it was rotting and needed to be done. 47 Highland St. was the biggest project to date for the MCDA.

MCDA employee Chad Carter continued with an update on the NSP Management Plan. A draft was completed and sent to Cy Fields, DHCD, for review and comment. The deadline for the final submission is September 30<sup>th</sup>, 2018.

Executive Director Douglas Bushman was sorry to announce that Attorney Aldo Cipriano could not make it to the meeting. The Lanes have two options with their Life Estate: extinguish, or refinance and pay the MCDA off.

The Solicitor's Office haven't located a file on the land transfer for 74 Main & 2 South Bolton St. What is the value of the reversion clause? Mayor Arthur Vigeant mentioned that these parcels were sold back in the 80's. The MCDA came up with comparables. He wants to know what the assessed value is today. This parcel was basically given away as a worthless property, but it has since been built on and now Mr. Aykanian wants to split it. He wanted to come speak to the Mayor about this, but Mayor Vigeant wanted to bring it up to the board first. Board member Stefanie Ferrecchia noted that he wants to turn it into condos. Has he offered any money? Mayor Arthur Vigeant answered, "no". He wants to come up with comparables first to understand the value of the parcels in question. City Comptroller Brian Doheny noted that by adding that house he

increased the value, and the City has benefitted from the tax revenue. Brian wants Mr. Aykanian to show his hand first. The City will benefit more by letting him keep it as condos. Mayor Arthur Vigeant stated if we decide to let them keep it as a condo, we should look into the history of the property. These three parcels are 1,000 square feet a piece and were basically worthless. It's not like they are putting three houses on three lots.

Board member Stefanie Ferrecchia and City Comptroller Brian Doheny discuss the parking situation. City Comptroller Brian Doheny asked if you can legally access the property from the parking lot. Board member Stefanie Ferrecchia noted that it abuts. Mayor Arthur Vigeant noted that the property was bought in good faith, and the MCDA is not looking to hold things up. He just wants the MCDA to get their fair share. Board member Paul Sliney mentioned that the MCDA's current income in this deal is \$0. The future income, if the deal stays as is, will be \$0 – while the City receives taxes. If the MCDA decides to take the restriction off, then ask for a lump sum payment. Executive Director Douglas Bushman noted that it comes down to why did the MCDA sell the parcel for \$9,000.00 back in the day? Board member Stefanie Ferrecchia asked what year? 1985.

Mayor Arthur Vigeant continued about the sales prices at the time. He took the percentage of the land value today and divided it by the sales price back then and applied that formula to the other parcel to come up with around 78 cents per square foot. The legal department cannot find the file. Executive Director Douglas Bushman added that any income will be good. Mayor Arthur Vigeant stated that he is simply looking for a good deal for both parties, and he will reach out to MR. Aykanian on what his plans are for the parcel and go from there.

Board Member Paul Sliney motioned to adjourn. ***The motion was made carried and approved with no abstentions.***

Meeting Closed: 9:20 am