

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on January 27, 2010

The meeting was convened at 7:35 PM in the offices of Omni Properties in West Concord. Attending were members Jack McBride, Chairman; Jay Gentile; Barbara Morse; Dave Hale; Erik Jarnryd and Don Lashley. Also attending were prospective new member, Amy Barrett; administrative assistant, Beth Rust; and guests Jerry Evans and Dan Gainsboro.

The draft minutes of the meeting held on 12/9/09 were unanimously approved, as written.

Jack introduced Jerry and Dan as visitors with a possible interest in joining the CHDC.

Jack initiated an extensive discussion of our Lalli Woods project, noting that permitting is largely complete. Dave reported that he will record the Order of Conditions as soon as the 21-day appeal period has expired and that he will prepare an application for the Mass. Highway curb cut permit, off Elm Street.

Dave distributed copies of the Action Items List for Lalli Woods, as prepared by Jack. Jack then reviewed each item, starting with financing, and reported that Steve Steinberg will not be doing any additional financing at this time. Jack said he is currently dealing with Enterprise Bank of Lowell. Then, Jack and Dave discussed unit pricing and financing, and commented that some number of pre-sales will likely be required by the Bank. We discussed the benefits of erecting a "model" unit to aid in marketing, possibly by June. Jack estimated that we will probably "break ground" on the site work by April first.

Then there was a thorough discussion of "stick-built" vs modular construction and the size of bedrooms and outside/inside storage areas. Jack asked Barbara and Beth to work on the parameters of proposed owners' qualifications. Also, there was a discussion of proposed deed restrictions. Dave urged finalizing prices soon in view of the pending financing, design and marketing plans. Jay spoke of design development vs modular and working with our architect. In his absence, Mike was assigned the task of managing our fund-raising efforts. Jack concluded the discussion with an emphasis on preparing a bidders list, particularly for site work.

Briefly, several other subjects were mentioned: land donated by Snell and Gual; activities of the newly hired bookkeeper; status of remaining funds from the CPC and Erik volunteered to take meeting minutes at the next meeting, which is to be held February 25.

The meeting was adjourned at 9:15 PM.

Respectfully submitted,

Don Lashley, Secretary

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on March 2, 2010

The meeting was convened at approximately 7:30 PM in the offices of Omni Properties in West Concord. Attending were members Jack McBride, Chairman; Jay Gentile; Dave Hale; Amy Barrett and Don Lashley. Also attending were administrative assistant, Beth Rust; prospective new member, Alan Bogosian and prospective site contractor, Jerry Evans.

A vote to accept the draft minutes of the meeting held on 1/27/10 was postponed until the next meeting.

Jack introduced Alan Bogosian as a prospective new member and each person in the meeting commented briefly on themselves for Alan's benefit. Jack initiated an extensive discussion of our Lalli Woods project, noting that permitting is largely complete. Specifically mentioned were a state highway curb cut for access to the project, including necessary police details to control traffic.

An extended discussion followed, including financing, appraisals, different possible lenders and secondary mortgages. Dave reported that he has contacted state legislators Susan Fargo and Cory Atkins concerning possible state funding. And, Beth Rust commented on Mass. Department of Housing and Community Development's pool of funds.

Jerry Evans reported that he has been receiving site work bids and six or seven estimates for other trades.

Next Jack covered the subject of marketing and assigned the task of preparing a preliminary marketing plan to Amy and Beth, to be presented at our next meeting.

The meeting was adjourned at about 9:15 PM. No date was set for the next meeting; Jack said he would contact everyone by email to establish a date.

Respectfully submitted,

Don Lashley, Secretary

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on April 21, 2010

The meeting was convened at 7:40 PM in the offices of Omni Properties in West Concord. Attending were members Jack McBride, Chairman; Jay Gentile; Dave Hale; Erik Jarnryd and Don Lashley. Also attending were prospective new member, Alan Bogosian; prospective site contractor, Jerry Evans and guest Charles Phillips of the Concord Housing Foundation (CHF).

The initial item was a report on current activities of the CHF by Charles Phillips. He stated that fund raising for affordable housing by the CHF will continue as in the past, saying their three main efforts are :1) by solicitation - a periodic newsletter sent to names on their large mailing list, 2) face-to-face meetings with potentially large-sum donors, and 3) appeals to previous donors, to "fill in gaps" to meet a particular goal. For example, the CHF current annual goal is \$25,000 to enable the purchase of lower-income housing units. Charles suggested coordinating our efforts with any large donors with the CHF president, Terry Rothermel. Charles added that the next CHF meeting will be on May 5, and following it they will send their current solicitation letter to the CHDC, for our review. Jack offered some graphics of our project(s) to possibly be included with the letter; and also requested that Charles be included on our general mailing list.

Dave had prepared an updated project budget for Lalli Woods and distributed copies. He stated that it is our intention to go forward with the site work including the road, other infrastructure plus the first housing unit which will serve as a sales model (following demolition of the existing house at 1245 Elm Street) and to conduct the lottery to select future buyers.

At this point, votes were taken on draft minutes of previous meetings of January 27 and March 2, 2010. Both were unanimously approved, as written.

Dave reported briefly on the status of the land off Route 2, donated by Gurall and Travis and said he had initiated contact with the Town Assessors concerning FY 2010 real estate taxes, due on May 3. Don will pay the tax bill when due and meet with the Assessors staff to file the required paperwork to establish our exemption from real estate taxes in the Town.

Then, Jerry Evans reported that he has been receiving site work bids and he distributed a summary sheet, dated 4/20/10. It includes site work (roads with granite curbs), roads without granite curbing, tree work, site electric and landscaping. The Frank Maurer Company has already performed a number of test drillings and identified several areas containing shallow bedrock. Jack and Jerry reviewed the several bid numbers and compared each low bid with Dave's proforma, as updated 4/20/10. At this point, Dave proposed we hold a lottery for six affordable units and offer the other two units at a market-rate price.

Next, Jack commented on the service Jerry has been providing and reiterated the many contacts he has made and the gathering of many types of information. Jerry stated that he would like to be considered as the construction contractor and said his designer has solicited bids using Paul Mahoney's plans and is willing to make a presentation to us. Jack stated that he and Dave would be meeting soon with Places Associates and Mahoney to fine-tune the building design.

Following this discussion, Jack expressed his opinion that the project will be a negotiated contract as opposed to a bid job. Several motions were made at this point: Jay moved that Mahoney complete the plans and we "pull" a building permit subject to bank financing; duly seconded and voted unanimously.

Jack moved to hold final negotiations with the two lowest bidders for the site contract, then request a CHDC vote to chose. These negotiations also to include construction of the "model" unit, as an alternate. Seconded and approved by unanimous vote. Then, Erik motioned that we vote to authorize the sum of \$18,000 for Sudbury Housing Trust (Beth Rust) to conduct the lottery - seconded and approved unanimously. Dave asked for approval of \$3,500 for Frank Maurer for performing soil testing to identify subsurface rock; and Jay recommended negotiations with Mahoney to modify the framing drawings of two or three units. And, some permits will require amendments, the applications for which are being prepared. Our current thinking is that we can proceed with the site work and erection of the "model" unit (at 1245 Elm) with existing permits; although there remains some uncertainty whether or not to separate these two portions of the work. Finally, it was voted to go with a negotiated contract with Jerry to do the model unit and the road, subject to obtaining financing.

Jack stated he would poll the members by e-mail as to a date for the next meeting.

The meeting was adjourned at 10:15 PM.

Respectfully submitted,

Don Lashley, Secretary

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on May 19, 2010

The meeting was convened at 7:35 PM in the offices of Omni Properties in West Concord. Attending were members: Jack McBride, Chairman; Jay Gentile; Dave Hale; Barbara Morse; Alan Bogosian and Don Lashley. Also attending were housing specialist, Beth Rust; prospective general contractor, Jerry Evans and guest Charles Phillips of the Concord Housing Foundation (CHF).

Jack announced that the vote on meeting minutes for 4/21/10 would be postponed until next meeting. Also, he commented that Alan is now an official member of our Board and that Yonina Goorno has resigned. Further, he said prospective new members, Dan Gainsboro and Eliot Wilbur, one of which has submitted a "Green Card" to the BOS. Jack will contact both of them. Then he announced that he will be taking a leave of absence, starting July 1 until the end of this year, and he moved that we appoint Dave Hale as co-chairman during his absence. Upon a vote, the motion carried, with one abstention by Dave.

The next item was a report on current activities regarding Lalli Woods during which Dave stated that the bank's loan commitment letter was due by the end of that week and that we could expect to "break ground" within 30 days. He said he will meet with one or more Town departments to answer their requirements and obtain a building permit, after review by CPW. The MHD state curb cut permit is still pending; we are awaiting word from Places Assocs. Jack said the site work bids look good, and within budget; altho the contract award has yet to be made. The hearing schedule for approval of revised permits is: Planning Board - 5/25, Natural Resources - 6/5 and ZBA - 6/10. Our expectation is do site work and construct the first building (for the "model" unit) and then hold the buyer selection lottery on 9/21. A somewhat protracted discussion of proposed prices for the various units followed but the consensus was that the proposed total income will support the project cost.

Next, Jack and Charles Phillips of the CHF discussed fund raising. Charles stated that the CHF fund solicitation letter will go out next week to all property owners in Town, about 4,800 households. Also, letters will go out to the approximately 100 business owners. Jack suggested that contacting a list of real estate firms in Town may be a good source of prospective buyers of our units.

Jack proposed the following assignments of members for various duties: Dave - overall project mgr., Beth - lottery, Jerry Evans - builder; also Jack and Dave are hoping to meet with Dan Gainsboro and Bill Kennedy about their being "contract hires", acting as project overseers. Also, Sudbury Housing Trust (Beth) will handle marketing; Amy - sales (all units in MLS) and Barrett & Co. to "list" the two market-rate units. Beth announced that she has submitted our marketing plan to the DHDC for approval but it needs the Selectmans' signatures.

Dave led a discussion of a groundbreaking ceremony which included Barbara, who will do the organizing and a proposed list of invitees. Dave stated we need a bank loan commitment letter before setting the date. One possible date is June 14.

Then, Jack reintroduced the subject proposed unit sales and commented that the range (the "window") between high and low levels of qualifying owner incomes may be a problem for our project. This led to an additional extended discussion. At this point, about 9:15 PM, several people had to leave, so any further discussion that occurred is not recorded in these minutes. Except that Jack stated he would circulate a request to everyone as to a date for our next meeting.

Respectfully submitted,

Don Lashley, Secretary

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on June 10, 2010

The meeting was convened at 7:10 PM at 141 Keyes Road, Concord. Attending were members: Jack McBride, Chairman; Dave Hale; Barbara Morse; Amy Barrett; Alan Bogosian and Don Lashley. Also attending was Hope Beckman, a prospective new member.

Jack introduced Hope, who has filled out a "Green Card" and expects to be appointed as a member of the CHDC, soon. She gave a brief description of her background and housing-related experience. Dave generally described the status of our Lalli Woods project including our expectation that the CHF will be presenting a generous check to aid Lalli Woods, at the groundbreaking ceremony, noon on Monday, June 14.

In accordance with the main item of business, Alan presented a motion, seconded by Barbara, that Dave Hale be appointed as "President" and thereby empowered to execute loan documents for Lalli Woods. Alan then moved, and Barbara seconded, that Don Lashley be reconfirmed as "Treasurer/Secretary and Clerk", with the same signatory powers as Dave.

Jack reviewed the various personnel positions for the project; stating that Dan Gainsboro and Bill Kennedy, as Genesis Planners, will act as the owner's representative as well as the Enterprise Bank rep, overseeing construction. Jerry Evans will be the builder for the first unit, which will become a temporary "model" unit, following demolition of the existing dwelling at 1245 Elm Street. A contract with Patriot Excavation as site contractor, will be executed shortly. Dave gave a brief resume of the project, saying that permitting is almost complete, with the exception of the Mass Highway curb-cut, which is being handled by Places Associates. Jack added that he will contact NorthBridge Insurance to finalize the required insurance certificates for the loan closing, scheduled for next week.

Amy spoke briefly about marketing including various signs that can be erected on site.

Jack raised the suggestion that to improve communication among all members that we instigate the use of a system known as "Base Camp". Hope said she is familiar with the system and offered to set it up for us. Jack welcomed her volunteering even though she is not yet a member. He said he would urge the BOS to act quickly on her appointment to the CHDC.

Barbara reviewed the arrangements for the groundbreaking, reminding everybody to park cars in the nearby CMLP parking lot, on Monday.

The draft meeting minutes for April 21 and for May 19 were unanimously approved.

Jack left at about 8:20 to attend the ZBA hearing being held downstairs in the same building.

It was agreed by all present that we would meet next on July 14 at 7:30 PM in Dave's office.

The meeting was adjourned at 8:35 PM.

Respectfully submitted, Don Lashley, Secretary

These minutes were approved, as submitted, by vote at the CHDC meeting held 8/24/10

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on July 14, 2010

The meeting was convened at 7:40 PM in the offices of Omni Properties at 200 Baker Avenue, Concord. Attending were members: David Hale, Chairman; Amy Barrett; Alan Bogosian; Don Lashley and soon-to-be member, Hope Beckman.

Don agreed to contact Mike Malouf, former member, for confirmation that he has, in fact, resigned. Dave suggested that Hope contact Ruth Lauer to confirm that she has received an official vote of the BOS and to visit the Town Clerk's office for a formal "swearing in".

The draft meeting minutes for June 10, 2010 were approved by a unanimous vote.

The first item of business was a brief discussion of our proposed development off Winthrop Street in West Concord. The efforts of Walden Woods Project, aided extensively by Mike Malouf and former CHDC member, Rob Waldeck, have finally resulted in substantial progress, with the Governor signing House Bill No. 2956 into law. According to the Act, the next step is an appraisal by the commissioner of capital asset management and maintenance, which will establish the price of the land. Since Hope has agreed to be our "point person" for this project, Don will assemble a package of information from our files and forward it to Hope. Also, he will contact Walden Woods to determine the status of the appraisal. Dave commented that he had a conversation with the Executive Director of the Concord Housing Authority, during which she offered the services of the CHA to manage the rental project when it is complete.

On the subject of marketing for Lalli Woods, Amy made an detailed presentation of the numerous promotional pieces recently prepared by Barrett & Company, including a proposed site sign. Following a discussion of the sign, it was agreed that we would leave the final design details up to Amy. Then we reviewed each of the brochures, listing sheet and other pieces, and offered a number of "edits", which will be incorporated by Barrett. All agreed the materials were of exceptionally high quality and that Amy and the Barrett & Company deserve much praise for their work. Don stated that he has applied for the final portion of the CPA funds allotted to us by the 2009 ATM, which is approximately \$8,000.

On the subject of the availability of land owned by the Scimione family, Amy moved and Alan seconded, a motion that the CHDC would not have any interest in the land. The motion was passed by a unanimous vote.

Dave commented that he would try to attend the informational session on the Lalli Woods lottery, to be held at 141 Keyes Road on 8/12/10, and that Beth Rust will conduct the lottery on 9/20/10. Also, Barbara Morse will attend the CPC pre-application session on 7/19/10.

A date for our next meeting was not established, and Dave will most likely be in contact with everyone to reach a consensus.

The meeting was adjourned at 9:15 PM.

Respectfully submitted, Don Lashley, Secretary



These minutes were approved, as submitted, at the CHDC meeting held on 10/18/10

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on August 24, 2010

The meeting was convened at 7:40 PM in the offices of Omni Properties at 200 Baker Avenue, Concord. Attending were members: David Hale, Chairman; Jay Gentile; Amy Barrett; Erik Jarnryd and Don Lashley. Also attending was a prospective new member, Ilkka Suvanto. Immediately prior to the start of the meeting all in attendance met onsite at Lalli Woods for a quick tour of the the first building under construction, led by general contractor, Jerry Evans.

Dave has received a copy of the BOS's letter of August 10, 2010 stating that the Board of Selectmen voted on August 9, 2010 to appoint Hope Beckman as a member of the CHDC for a term to expire May 31, 2013. Under the usual procedure, she has only to be "sworn in" by the Town Clerk, to become an official member.

The draft meeting minutes for July 14, 2010 were approved as submitted, by a unanimous vote.

Dave reported on the progress at Lalli Woods, commenting that the Town has approved a change in the project, allowing the water service main to be 2 inches rather the originally specified 4 inches in diameter. This will result in a cost saving. He reported that the first building, which will serve as a sales model, is "on budget" so far. Also, he said that the landscaping contract has not been awarded but that the water and electric service were due to be available in just a few weeks. Jerry had commented during the site visit that completion date for the building is mid-September. Jay inquired whether Genesis Planners was working out to our benefit, to which Dave responded that he was satisfied so far but thought they would be more helpful as the job progresses.

At this point Dave distributed copies of Beth Rust's 8/24 report on the Lalli Woods lottery information session which had been held on 8/12/10.

On the subject of the Winthrop Street land in West Concord, Dave reported that he had spoken by telephone with the Dewey Square Group, consultant to Walden Woods Project, and was told the transfer of that land would likely take 4 to 6 months. The significance of which is that we may wish to apply for CPA funds this year instead of waiting until the CHDC has title to the land to apply for funds, next year. Regarding Winthrop Street, Dave commented that he had spoken with the Executive Director of the CHA and was encouraged that the CHA would likely be interested in managing a CHDC development there.

On the subject of the upcoming CPA application, all seemed to agree that we should apply for preliminary planning, testing and feasibility funds for a proposed project on the land. Jay said he would work with Barbara to produce an CPA application by the September deadline. Dave agreed he will respond to the letter from the Emerson Annex condo association requesting a letter of our support for its CPA application, in the negative.

Also, for the record, Don distributed copies of the letter from MassHousing concerning Greg Adams failure to comply with MHFA requirements at his development - Elm Court, where the CHDC is the

Monitoring Agent.

At the end of the meeting, Dave proposed we schedule our next meeting for a date after the upcoming lottery. Don agreed to request attendance conformation from all, for Tuesday, 9/28.

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved, as submitted, by vote at the CHDC meeting held 10/18/10

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on September 28, 2010

The meeting was convened at 7:35 PM in the offices of Omni Properties at 200 Baker Avenue, Concord. Attending were members: David Hale, Chairman; Barbara Morse; Alan Bogosian; Hope Beckman and Don Lashley. Also attending was Lalli Woods lottery agent, Beth Rust.

The first item of business was a report on the results of the Lalli Woods lottery held on 9/21 and a discussion of the next steps to be taken. This was followed by a brief conversation on a planned information session for buyers at Lalli Woods on this coming Saturday morning. Beth will contact the potential buyers (lottery winners) to confirm the day and time. Also, as arranged by a telephone conversation during the meeting, Amy stated she will conduct an "open house" at Lalli Woods on October 5.

On the subject of the Winthrop Street land in West Concord, Barbara announced that the CPC has scheduled a site visit to our proposed project, which is now known as "Junction Village" and for which we have submitted a CPA application for predevelopment expenses. The visit will be held at 9:30 AM on Saturday, 10/2; Barbara and Don will attend. Also, Barbara will contact Jay and former member, Mike Malouf, asking them to attend.

Don gave a brief report on the recent meeting of the CHF, commenting that a representative of the Emerson Annex Condominium Association had also attended, and who convinced the CHF members to write a letter to the CPC, in support of their application for CPA funds. Despite our initial position, Dave asked Barbara to draft a letter of support to Emerson Annex, for our review. Incidentally, the next CHF meeting will be held on 10/13.

Beth stated she will update the CHDC Contact List.

Due to the lack of a quorum of members who attended the last meeting, a vote on the minutes for 8/24/10 was postponed until our next meeting.

At the end of the meeting there was a further discussion of Lalli Woods sales, closing schedules, condo documents, et al; during which Dave briefed Hope, who will work with Beth on these matters.

Dave directed Don to solicit the members in order to select a date for our next meeting.

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved unanimously, as submitted, at the CHDC meeting held on 11/22/10

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on October 18, 2010

The meeting was convened at 7:40 PM in the offices of Omni Properties at 200 Baker Avenue, Concord. Attending were members: David Hale, Chairman; Barbara Morse; Alan Bogosian; Erik Jarnryd and Don Lashley.

The first item of business was the request by the Emerson Annex condominium association for a letter of support for their current CPA application. After a brief discussion we agreed that Barbara would draft the letter and send it to Dave for his approval and signature.

Next, Erik moved that we approve the meeting minutes for 8/24/10 and 9/28/10. The minutes for both meetings were approved, as submitted, by unanimous votes.

Dave thanked Barbara for her preparation of the CPA application for Junction Village, and accepted her offer to draft the CHDC report for the Annual Town Report.

Next, Dave gave an update on Lalli Woods stating that he believes the road/parking area paving will be complete in about three weeks, altho site work in general is a bit behind schedule. Also, he thinks we are very close on the project budget and there may be an approximate surplus of \$100,000. Alan commented that he had recently met with the landscaping contractor. Erik asked several questions on details of the buyer lottery, which were answered by Dave.

Barbara gave a brief summary of the CPC site visit at the location of Junction Village, held on October 2 and attended by Barbara, Don, and for a short time, Mike Malouf. Her report was followed by a lengthy discussion of access to the land from the end of Winthrop Street. Dave commented that we will request a lawyer to search the title. And Barbara reported that the CPC will hold a meeting to review each current application, starting on 10/25 and then conduct their public hearing on 11/16.

Erik reported on the recent monthly meeting of the CHF, which he had attended.

Dave read aloud an e-mail from Marcia Rasmussen concerning a proposed development by Nick Boynton that may be of interest to us. Barbara suggested that we invite Mr. Boynton to our next meeting, after Dave obtains more info from Marcia.

Don read a letter, addressed to Jack McBride, from a home owner on Pilgrim Road suggesting the CHDC and the NRC buy the house for affordable housing and the land for open space. Don agreed to draft a response to the owner, saying we would not be able to consider this proposal.

The next meeting was scheduled for November 22 at 7:30 PM.

The meeting was adjourned at 9:10 PM.

Respectfully submitted, on Lashley, Secretary

These minutes were approved, as submitted, by unanimous vote at the CHDC meeting held 12/15/10

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on November 22, 2010.

The meeting was convened at 7:35 PM in the offices of Omni Properties at 200 Baker Avenue, Concord. Attending were members: David Hale, Chairman; Barbara Morse; Alan Bogosian; Erik Jarnryd; Don Lashley, and for a short time, Jay Gentile.

As a first item of business, Jay announced that for business and personal reasons he has found it necessary to resign from the CHDC Board of Directors, effective as of this date.

Then, following Jay's departure, the minutes for our last meeting, on 10/18/10, were approved, as submitted, by a unanimous vote.

On the subject of Lalli Woods, Dave reported that one unit buyer has been unable to obtain a mortgage loan but is still attempting to do so. The prospective buyer of unit #1247 has obtained a mortgage and hopes to close soon.

Concerning the proposed project, Junction Village, Dave discussed the rather complicated problem of access to the land. He has spoken with a major abutting owner of land on both sides of Winthrop Street who must grant an access easement. Said owner has requested that the number of dwelling units in ur project be reduced to no more than 20 and that we provide a generous "buffer-strip" abutting his property. Erik questioned the proposed design of this buffer and suggested a number of alternatives. In summary, Dave said he is optimistic that we can resolve the matter. He also commented that we also must deal with the MBTA for an easement over the abandoned rail line. He added that in view of the shortness of funds that we talk further with the Walden Woods Project people and suggested that we invite Kathi Anderson to our next meeting.

On the subject of funds, Don reported that our non-Lalli checking account is very low and he proposed some amount be transferred to it from the Lalli Woods account. A motion was made by Dave, duly seconded and passed unanimously, to transfer a sum of \$5,000.

On the subject of Nick Boynton's proposed project in West Concord, there was no activity to report.

Concerning the apparent discrepancy between State and local definition of "affordable housing" we were unable to identify the problem so Barbara agreed to contact Julie Vaughn of the Planning Department who had sent an e-mail to Dave on 11/3 informing us of this issue.

The next meeting of the CHDC was scheduled for 12/15/10.

The meeting was adjourned at 9:00 PM.

Respectfully submitted,

Don Lashley, Secretary

These minutes were approved by unanimous vote, as submitted, at the CHDC meeting held on 1/18/11

FINAL

Meeting of the Concord Housing Development Corporation (CHDC) held on December 15, 2010.

The meeting was convened at 7:20 PM in the offices of Omni Properties at 200 Baker Avenue, Concord. Attending were members: David Hale, Chairman; Barbara Morse; Alan Bogosian; Erik Jarnryd; Amy Barrett; Hope Beckman and Don Lashley.

The first item of business was a discussion of the proposed monument to Joseph Lalli, former partner in the Steinberg-Lalli Charitable Foundation, the major donor to our Lalli Woods project, and as specified in our agreement with Steve Steinberg. This monument would likely be some form of metal plaque. Amy agreed to pursue this effort and stated she would produce a sketch of the proposed plaque for discussion at our next meeting.

Next, Erik moved and Barbara seconded a motion to approve the meeting minutes for 11/22/10, as submitted, which was voted unanimously.

On the subject of our proposed project, Junction Village, Dave led a review of the extensive negotiations he has had with Chris Hart, majority owner of abutting land, over which we need an easement for access to our land. Dave had previously circulated an e-mail draft of the 16 separate conditions Chris is insisting on before he will grant such an easement. We briefly discussed each condition, with particular focus on one which specifies: all units shall be owner-occupied. Of course, this had originally been conceived as a rental project. Dave asked Amy if she thought the units would be salable. Her response was that if the overall project was not too "dense", and possibly included garages or carports, they could be marketed. In view of the absolute need of the access, Barbara moved and Erik seconded a motion to accept, in principal, the conditions imposed by Hart. The motion carried unanimously. Then we agreed that Dave will prepare a scope of services for engineer, Susan Carter, of Places Associates so she can submit an estimate for engineering and land planning. Also, Dave will contact Kathi Anderson of Walden Woods concerning our next effort to pursue any needed easement over the abandoned rail bed from the MBTA and to put her in touch with Hope, who will contact Representative Cory Atkins about such an easement.

Dave then reviewed the pro-forma spreadsheet for Lalli Woods and said G.C., Jerry Evans, has been authorized to construct the last two buildings – the market-rate units. Also, he commented that additional funds may become available from several sources, including an investor, Alec Walker.

Other items of note were: \$5,000 was transferred from the Lalli Woods account to our general checking account; Dave has advised Julie Vaughn of the Planning Board that we do not request any changes to the proposed Town Meeting warrant article concerning the definition of "affordable housing"; and Don will contact Beth Rust to ask for an explanation of her "monitoring" services at the Elm Court project.

The next meeting of the CHDC was scheduled for 1/18/11 at 7:00 PM.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Don Lashley, Secretary