

**Harvard Municipal Affordable Housing Trust  
Meeting Minutes – March 9, 2015**

**Members in Attendance:** David Hopper, Evelyn Neuburger, Leo Blair, Greg Schmidt, Bruce Nickerson, Barbara Brady, invited guest Mark Lanza.

**Call to order:** The meeting was called to order by the chair at 7:30 pm

**Approval of minutes:** The January minutes show Nickerson as seconding a motion, but he was not in attendance. The motion was seconded by Neuburger. Blair moved to accept the January minutes as amended. Neuburger seconded. Motion carried, with Nickerson abstaining.

**Treasurer's Report:** We received of \$5,000 from the sale of a market rate unit in a 40B development. Expenses reflect several mortgage payments and a fee for a safety deposit box. The total on funds is just over \$400,000.

Blair moved to accept the Treasurer's report as submitted. Nickerson seconded. Motion carried unanimously.

**Snow Removal at 166 Littleton Rd:** Schmidt asked about hiring someone to clear the driveway and front entrance for prospective buyers. Blair volunteered to clear the snow this weekend.

**Discussion of 40B unit in foreclosure at Harvard Green:** Schmidt shared an email regarding the possible foreclosure of a 40B unit at Harvard Green. Blair shared an update that the foreclosure has been halted pending distribution of appropriate notices. At this time, no action is required of the Trust.

**Maxant Property on Ayer Rd:** Hopper was contacted by a real estate broker about possible Trust interest in the property. While there may be interest, the Trust feels that the debt being carried from other property prohibits any course of action. Hopper will contact the broker.

**Planning Board minutes:** Nickerson shared some minutes from a Planning Board meeting that suggested that the Trust had been invited to an informational session. Two Trustees were invited to the meeting not the entire Trust. While the minutes reflect an informal conversation with the MAHT that was not the reality of the gathering. It was also felt that there were discriminatory and unflattering comments from town members which were not included in the minutes. Nickerson pointed out that what looked like a transcript of the meeting lacked some of the more harsh comments made by people gathered. While the members of the trust disagree with how the minutes were reported, the Trust has no authority to amend/change the Planning Board minutes. Nickerson hopes that our minutes would reflect this concern.

**Recommendation of Manny Lindo to fill Trust Vacancy:** Hopper moved to recommend to the Board of Selectmen that Manny Lindo be appointed to the Harvard Municipal Affordable Housing Trust. Neuburger seconded. Motion carried with one abstention(Blair).

**Executive Session:** Blair moved that "the Trust enter into executive session as authorized by Chapter 30A, Section 21.2 of the Massachusetts General Laws, at a meeting for which 48 hours notice has been given, to consider the purchase, exchange, lease or value of real property as an open meeting may have a detrimental effect on the negotiating position of the public body. Following the executive session, the Trust will reconvene in open session only to adjourn."

Schmidt pointed out that he had invited Legal Council, Mark Lanza, to be present to help with this part of the meeting and that on the advice of legal council we should also go into Executive Session to address the Open Meeting complaint that had been filed.

Nickerson moved a friendly amendment that executive session include a response to the complaint concerning open meeting law. Blair accepted the amendment, Hopper seconded the motion as amended.

Roll vote:

Nickerson – aye

Brady – aye

Blair – aye

Neuburger – aye

Hopper – aye

Schmidt – aye

Motion carried. (8:07 pm)

**Adjournment:** Blair moved to adjourn. Brady seconded. Motion carried.

Meeting adjourned 9:13 pm.

**Next meeting:** Monday, March 16<sup>th</sup>, 7:30 pm