

**Junction Village Funding Advisory Committee**  
**Minutes of February 10, 2016**  
**Final**

The Junction Village Funding Advisory Committee met on Wednesday, February 10, 2016, 8:00 A.M., at the Select Board Room, Town House, Concord, Massachusetts. Notice of the meeting was duly filed with the Town Clerk, Town of Concord, Massachusetts.

Members present:

Greg Howes, Todd Benjamin, Walter Birge, Toby Kramer, Terry Rothermel.

Also present: Barbara Morse, CHDC; Liz Rust, Regional Housing Services Office; Patricia Nelson, Finance Committee Observer; Dee Ortner, Community Preservation Committee; Walter Ohanian, Grantham Group; Tony Logalbo, Finance Director.

Chair Howes called the meeting to order at 8:00 A.M.

The minutes of January 13 were approved.

Mr. Howes summarized the task before the Committee as identifying where a \$3 million local share could come from and the order in which funding commitment decisions could be made. It appears to the Chair that the general sense of all parties is the Town itself would need to make the first move, presumably through a decision of Town Meeting to appropriate some amount of Free Cash for this purpose.

Mr. Howes also reported that he had communicated by letter with the State Senator and State Representative and had made several e-mail and phone contacts with legislative staff to gather information about other potential funding sources, without however identifying any major untapped source.

The Chair reaffirmed that it is the Funding Advisory Committee's job to identify all possible sources of funds. However, with regard to allocation of Free Cash, he feels that the Select Board must first indicate what amount they would be willing to support.

Mr. Benjamin asked why the tax credits cannot increase if the development cost has increased. Mr. Ohanian responded that there is a \$5 million cap for projects to construct assisted living. He noted that assisted living is not the state's priority; rather, projects addressing homelessness and multi-family housing are the priorities.

Ms. Kramer stated that the Select Board and the Community Preservation Committee should be asked what maximum amount they can support and that the pursuit of other state and federal grant possibilities would follow the determination of what the town will make available from its own resources.

The Chair asked Ms. Ortner to comment. Ms. Ortner set forth the funding resources and potential applications that she thought the Community Preservation Committee would face in its next cycle, the magnitude of returning applications, and specifically other affordable

housing applications – including buy-down funding for four units at the Emerson Annex - expected to be submitted for funding consideration. She outlined the CPC's schedule for the 2017 Town Meeting recommendations, with an application deadline in the fall. She indicated that it is the impression of the CPC that the Junction Village project is not a priority for the Select Board or the Planning Board.

Chair Howes reiterated that the Free Cash allocation issue appears to be the key foundation and first step to anything else, including possible CPA funding. The committee discussed the possible ways of putting this question in front of the select Board in advance of a final report from the Funding Advisory Committee.

Upon motion made by Ms. Kramer and seconded by Mr. Birge, the Committee voted to authorize the Chair to communicate with the Select Board on the basis of the preceding discussion.

Public Comment

Ms. Nelson asked if she had a correct understanding that the developer would not be exploring other potential grant funding opportunities without the Town's funding commitment in hand. The Chair responded that her understanding was accurate.

Next Meeting

The Chair set the next meeting for March 16, 2016 at 8:00 A.M., at the first floor conference room, 141 Keyes Road.

The meeting was adjourned at 9:20 A.M.

Respectfully submitted,

Terry Rothermel  
Clerk