Affordable Housing Committee **Minutes** **June 5th 2012**
Town Hall

Present: Charles Bonenti, Kim Burnham, Catherine Yamamoto, Van Ellet, Rita Farrell our guest
Absent: Bilal Ansari, Cheryl Shanks

Business
Minutes for May 2, 2012 were approved.

Rita reported on the progress at the two sites that her organization (Mass Housing Partnership) is helping The Affordable Housing Committee with, 59 Water Street and Photech Mill on Cole Avenue.

Test pits at 59 Water Street have been contracted for and stakes are in the ground. MHP, the Town and Guntlow & Associates are overseeing the testing and the cost for it. If the soils come back with no contamination the AHC could move forward with an RFP for preliminary work to be done at that site.

Photech
There was an update on work that has been previously completed at that site in 2006. There has been remediation done on the site overseen by the EPA; however more remediation needs to be done due to different time and different rules and regulations. The Town has applied for the Massachusetts Development Grant site assessment. Tigh and Bond engineers have been contracted with to do a Site Assessment, Phase 1. Should take 60/75 days to complete.
The Town can go back to Mass Development later for more money to assist.
Mass Development cannot help us with 59 Water Street because the Town contaminated that site.

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[Background information: email exchange between Transcript reporter Meghan Foley and Town Manager Peter Fohlin:

-----Original Message-----
From: Meghan Foley [mailto:mfoley@thetranscript.com]
Sent: Wednesday, June 06, 2012 12:05 PM
To: pfohlin@williamstown.net
Subject: Photech and affordable housing

Peter,

I'm in the process of writing an article about Tuesday night's Affordable Housing Committee meeting in which there was some discussion about the progress being made in determining what remains for contamination at the former Photech site on Cole Avenue. I've had a chance to review the Transcript archives, and the information available on the EPA's website, and am hoping you could provide some clarity regarding the remediation history of the site.

Specifically, I understand the town contracted with Tighe and Bond to perform some cleanup work at the site in 2002-2003 with the assistance of a $750,000 allocation in funds from the state legislature. From what I've read, the money only went so far, and not all of the site was cleaned up. How much would it have cost to completely clean up the site at that time, and what work was not done and why?

YEARS AGO A BILL IN THE LEGISLATURE ASKED FOR $1,500,000. THIS WAS CUT DURING THE STATE BUDGET PROCESS TO $750,000. THE TOWN USED THIS MONEY TO REMOVE PRIMARILY UNDERGROUND STORAGE TANKS, FLUORESCENT LAMP BALLASTS, TRANSFORMERS, TRANSITE, ASBESTOS, MISCELLANEOUS LIQUIDS, AND TWO OUTBUILDINGS IN 2003. THIS EXHAUSTED THE STATE FUNDING.

With the EPA cleaning up the site in 2005 after part of the mill building collapsed, was some of the work not done in 2002-2003 addressed in the scope of work in 2005, and if so, what aspects of it?

NO. THE EPA CLEANUP IN 2005 REMOVED THE COLLAPSED MILL BUILDING WHICH HAD BEEN REMEDIATED EARLIER. IT DID NOT ADDRESS REMAINING SOIL CONTAMINATION ISSUES AS THEY PRESENTED NO IMMEDIATE HAZARD.

As of today, what remediation work remains at the site, and what is the plan to evaluate and address it with the site being looked at for affordable housing?

WE HAVE SECURED FUNDING FROM MASSDEVELOPMENT TO PERFORM A CURRENT ENVIRONMENTAL ASSESSMENT OF THE PHOTECH PROPERTY. TIGH & BOND WILL PERFORM THE WORK AT A COST OF $58,150. ESTIMATED TIME TO COMPLETE IS 75 TO 90 DAYS. ASSESSMENT WILL BEGIN AFTER GRANT CONTRACT DOCUMENTS HAVE BEEN EXECUTED WITH MASSDEVELOPMENT IN JUNE. THE ASSESSMENT WILL DETERMINE THE FUTURE SCOPE OF WORK.]
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The Affordable Housing Committee can start due diligence along with others that have been contracted to start the initial investigations of these two sites. We should investigate a Market Analysis for who is looking for housing that we can assist. We need to know the needs and demands of people who are looking for housing. We need to consider the census data, however confusing. We should refer to the Master Plan housing component that was done ten years ago and perhaps update that section with the Regional Planning commission. Perhaps we can hold a public meeting again similar to the Williams Inn gathering.

Development Consultants
The hiring of engineers and architects will need to be done. The hiring of a development consultant would oversee the engineers and architects; we might want to look for a package deal! The development consultant would most likely be familiar with, financing, public programs, rules, design guidelines, restrictions, building supplies and cost, the disposition of a parcel to whom the developer retains the financing.

Dept. of Housing and Community Development: One Stop Application: A common application, private housing division, two funding rounds per year, the Developer applies for the host. The Developer identifies 30B, and secures financing, Qualified Allocation Plan, Low Income tax credits.
http://www.mass.gov/hed/housing/affordable-rent/

Rita recommends following a plan:
Interview Development Consultants
Know the scope of services we are looking for (she will draft a scope for us)
Preliminary services, tasks
Procurement Laws: up to $25,000.00, 3 quotes; over $25,000, an RFP is required

Susan Puddester, Case Management Supervisor of Higher Ground, gave an update:
They are looking into Disaster Replacement Housing for the Spruces. Affordable Housing Committee cannot apply for Disaster housing grants outside of Williamstown but Higher Ground can.

Cathy Yamamoto, Robin Lenz, Jane Allen are traveling to Concord to a Massachusetts Housing Partnership seminar June 13-14.

Next meeting June 26th 7PM at Town Hall.