



**Concord Housing
Development Corporation**

**CHDC Meeting Minutes
Thursday July 23, 2020
VIRTUAL MEETING**

Board Members present: Jerry Evans, Lee Smith, James Burns, Doug Bacon, Peter Lowitt

Regrets: Yanni Tsitsas

Other: Liz Rust (RHSO), Linda Escobedo, Karlen Read (LWV), Dorrie Kehoe (LWV) Stephan Bader (LWV)

Meeting convened at 7:00pm by roll call vote:

Meeting adjourned at 8:15 pm.

Roll Call Vote: Mr Evans – Aye, Mr. Smith – Aye, Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye

1. Financial Updates: The Board reviewed the financial reports, and noted the generous gift of \$20,000 from the Middlesex Savings Bank Charitable Foundation. A thank you letter will be sent.

The Board discussed moving to a new Certified Public Accountant (CPA), as the current CPA is nearing retirement. Ms Rust presented some estimates from local accounting firms. The Board asked to her to contact the successor firm for the current CPA, and then, it was moved and seconded, and VOTED through roll call vote, to

Delegate authority to Lee Smith (co-chair) and Jim Burns (Treasurer) to engage a new CPA for CHDC to an amount not to exceed \$6,000.

Roll Call Vote: Mr Evans – Aye, Mr. Smith – Aye, Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye

2. 2229 Main St: Jim Burns provided an update from the NMI-Starmet Re-use Planning Committee, and the results from the recent resident survey. The survey was not conclusive about the desire to put housing on the site. The Board discussed housing on the site, and the sense of the board was to prefer a cash contribution to affordable housing in lieu of creating restricted units on-site.
3. Small Grant applications: A number of Small Grant applications are in process and one (applicant #71) presented for review to install central air conditioning. The application was not approved, and the applicant will be notified.
4. Junction Village: Update on the State funding award, and discussion on the Tax Increment Financing proposal and town meeting. The board members were encouraged to attend the hearing scheduled for August 17, and Town Meeting on September 13.

PLEASE NOTE: The listings of agenda items are those reasonable anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.