

Minutes of the Meeting of the CICA Housing Committee, August 17, 2010 at 7:15 at the Parish House

Present: Mabel Doughty, Bob Earnest, Deb Hall, Beth Howe, Ruth Slagle, John Wilson.

Beth sent around a sign-up sheet for Chedemption in September.

She asked if members would be interested in going to a reception for Hannah Pingree on September 14 from 5:30 to 7:00 in Hallowell. Several people said they would like to go. Beth will RSVP.

The Pre-development Loan Agreement with MSHA

Beth asked John if we have an accounting system equal to the kind of reports we will have to make to MSHA. He said he is planning to set up books for a separate corporation for this, and this will do the job.

We have already incurred bills for locating the septic system and for the boundary survey. The group agreed that the primary work we need now is engineering – both the site plan and certifying the house plans we get from the manufacturer. Beth asked whether we should ask the engineer recommended by Genesis or ask several firms. We agreed to see if Jon Whitten of Terradyne Consultants could do this in time to be at the meeting with the MSHA construction staff in September. Bob will contact him and see if he can come out to look at the site.

Beth asked if we should spend some of the legal money to work out the agreement with the Town. The boundary issues on both sides of the property are an issue for the Town to settle before it turns the land over to us. John said he thought we would not need a lawyer at this point. The boundary issues don't have any impact on the building site. John said he would talk with David Hill about the boundaries and the agreement.

Beth asked when we will go to Town Meeting about the application. Bob said he thought in January after we file the application and, if MSHA says we can have the money. This might be the same meeting that would take up the adoption of the comprehensive plan.

Beth said she thought the Pre Development Agreement has no wording about the possible forgiveness of the loan. Bob suggested asking Liza about this. [In the end, Beth read the contract more carefully and it does have language about forgiveness; it is just rather brief and at MSHA's discretion.]

Review of Application

Beth will send paper copies of the MSHA application to people who could not open the email. The group worked quickly through the various parts of the application. Some of the work has already been done or just needs to be fitted to the application forms. No additional tasks needed to be allocated. Beth said we are supposed to include resumes; and would people provide them. Bob suggested having a short blurb on each person on the committee.

226 South Road

Lease: The current lease is up on September 12. Beth was directed to extend the lease. She will review the amount with May. John will arrange for the annual inspection.

Options for selling or keeping the house: Bob said this is something that would have to be decided by the CICA Board. We should spell out the various options for them. Beth said she would like to explore the idea of rent to own as the State is requiring for ownership projects under the islands grant. John and Bob said that interest rates are so low now that maybe it would make sense not to wait till our loan arrangement with Genesis ends next summer (when rates might have gone up) but to see if we could refinance now with a non-subsidized but pretty low interest ordinary mortgage. Beth said she would ask Liza if Genesis knew of any particularly low-interest commercial loans, say less than 5.5 percent. To some extent the decision about whether this would be a practical alternative depends on what our future income stream is like and that depends on whether we have one or three rental units. So it depends somewhat on what happens with the MSHA application.

Respectfully submitted,

Beth Howe