

Town of Harvard Municipal Affordable Housing Trust Fund
Special Meeting
March 27, 2017 – Town Hall Volunteer Room

The meeting was called to order at 1:01 PM by Chair Ron Ricci. Members Lucy Wallace, Ken Swanton and Alice von Loesecke were in attendance as well as guests Rhonda Sprague and Acting Town Administrator Marie Sobalvarro. Member Greg Schmidt was absent.

Public Comment

Several neighbors of the 166 Littleton Road property were present to express their opinions on what uses and/or use restrictions they would like to see for the property. The Chair explained that the RFP had been issued with the only criteria being a minimum acceptable price for the property. Different individuals stated they had expected restrictions such as preserving the farmhouse or disallowing rental units. Several neighbors said they felt the Trust was not listening to them. The Chair pointed out that, in response to neighbors' concerns, it turned down a proposal by a developer to build 36 units of low income housing. He further reviewed the entire history of trying to sell the property after turning down the one developer who had responded to the first RFP. The neighbors expressed concern that they would have no say in what will happen on the property. Wallace explained that any developer would have to either go to the Planning Board or Zoning Board of Appeals for a permit if the intention was to subdivide or further develop the land under Chapter 40B.

166 Littleton Road RFP

Marie Sobalvarro presented the three bids received by the 8:00 AM. She provided a checklist showing each bidder had provided required information. The bids were received from Kaveh Azar for \$810,989.00, Steve Nigzus & George Triantaris for \$852,000.00 and Peitao Deng for \$888,888.00. The trustees then reviewed each bid to see if the contents and included statements met with the requirements of the RFP. There were questions on the bid submitted by Deng relating to some of the dates provided. The members were not comfortable with some of these dates and decided to discuss these in Executive Session.

Executive Session

On a Swanton/Wallace motion, the Trust voted unanimously by roll call vote (Swanton – Aye, Wallace – Aye, Von Loesecke – Aye, Ricci – Aye) to enter into Executive Session at 2:50 PM, as authorized by Chapter 30A, Section 21.6 to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. Following the executive session, the Board will reconvene into open session only to adjourn.

Meeting was adjourned at 3:23 PM.

Documents Referenced:

Checklist showing bid submittal completion status

RFP Response dated March 16, 2017 – Kaveh Azar

RFP Response dated March 23, 2017 – Steve Nigzus & George Triantaris

RFP Response dated March 23, 2017 – Peitao Deng