

Committee of the Whole
Minutes of the Meeting
February 16, 2021
Held remotely on ZOOM

1. Vice-President McMenimen called the meeting to Order at 8:00pm.
2. Vice-President McMenimen requested that a roll call be taken to record the attendance for the meeting. The COW Clerk called the roll – President Brasco, Councillors Darcy, Dunn, Durkee, Harris, LaCava, LaFauci, LeBlanc, Mackin, McLaughlin, O'Brien, Paz, Stanley, Vidal, and Vice-President McMenimen were all present remotely.
3. Councillor LeBlanc moved to approve the minutes of the COW meeting held on February 1, 2021. The motion was adopted on a voice vote and the minutes of the February 1, 2021 meeting were approved.
4. A request was received from the Mayor to authorize the Mayor to enter into the Purchase & Sale Agreement for the property located at 102 Trimount Avenue. Councillor Dunn noted the Purchase & Sale Agreement was identified as a "draft" and if any other changes to the document were considered. Councillor Dunn moved to hear from Assistant City Solicitor Patricia Azadi. It was learned that Attorney Azadi was not available. Councillor Dunn moved to table the matter until the next COW meeting when Attorney Azadi would be in attendance. The motion was adopted on a voice vote with no audible objection and the matter was tabled.
5. Councillor LeBlanc moved to take the matter of the resolution to create affordable housing (1/25/2021) from the table. The motion was adopted on voice vote. Councillor LeBlanc moved to hear from the Housing Director, Robert Waters. The motion was adopted on a voice vote. Councillor LeBlanc stated there are various ways to create affordable housing, one specifically through home ownership. Councillor LeBlanc spoke of the importance for the individual to choose the location and the property to own and the opportunity to receive the appreciation in the value of the property. Mr. Waters explained the easiest way to accomplish it was for the City to provide the 20% down payment with a 25-year deed restriction through the use of CPA or Housing Trust funds. Mr. Waters explained the homeowner would pay back the 20% to the City upon sale of the property to be re-used for future homeowner applicants. Councillor Vidal asked about the process that was utilized for the Banks School condominium project and how the 25-year deed restriction works. Mr. Waters explained if the property was sold within 25 years, the sale price would be set at the affordable level plus a small percent of appreciation to the seller. If the property were sold beyond 25 years, the sale price would be at full market value. Councillor Harris asked about the process to initiate and market the program. Councillor LeBlanc moved to request the Housing Director for his recommendation of the framework for a down payment assistance program to help provide home ownership in our community. The motion was adopted on a voice vote with no audible objection. Councillor LeBlanc moved to place the matter back on the table. The motion was adopted on a voice vote with no audible objection.

6. A motion by Councillor Paz to adjourn was adopted on a voice vote, and the Chair declared the Committee adjourned at 8:28pm.

Paul G. Centofanti – Clerk to the Committee of the Whole