

*Long Term Debt Committee
December 18, 2017
Minutes of the Meeting*

Attendance

Councillor Darcy	Present
Councillor LeBlanc	Absent
Councillor McLaughlin	Present
Councillor McMenimen	Present
Chairman Marchese	Present

Chairman Marchese called the meeting to order at 6:00 p.m.

Councilor McLaughlin moved approval of the October 16, 2017 minutes. Motion was adopted on a voice vote.

1. City Council FY2023 CIP Budget

Chairman Marchese asked the committee how they wanted to proceed with the City Council FY2023 CIP plan. Chairman Marchese reminded the committee that request needed to be returned to the Mayor's office by December 28, 2017. Councillor Darcy made a motion that the Clerk email all Councillor's the request forms and request that they be returned by Thursday at noon time. Motion was adopted on a voice vote.

2. CPC Historic Preservation – Music Hall on 14 Elm Street

Councillor McLaughlin moved to take this item from the table. Motion was adopted on a voice vote. Councillor McLaughlin moved to here from an off committee member. Motion was adopted on a voice vote. Property owner Mr. Jim McElroy appeared before the committee. Councillor McLaughlin asked if the property is in compliance. Mr. McElroy said yes. Councillor Darcy said he has some concerns about the twenty day ZBA appeal period. Councillor McMenimen said she had some concerns about this application setting a precedence of a private owner receiving public funding. Councillor McMenimen moved to here from an off committee member. Motion was adopted on a voice vote. CPC Chairperson Diana Young appeared before the committee. Councillor McMenimen asked if the Law Department has reviewed this entire application. Ms. Young said no they have not. Ms. Young said the Law Department has opined on the recapture clause. Councillor McMenimen asked how many units were in the building. Mr. McElroy said there are now ten legal units in the building. Councillor McMenimen said any building with eight or more units qualify for affordable housing.

Councillor McMenimen made a motion for approval subject to the following three conditions;

1. That the grant of funding be subject to a recapture provision as a recorded restrictive covenant to be drafted by the City Law Department pursuant to City requirements, incorporating therein the terms and conditions of the recapture provisions as voted by the CPC, and to be recorded at the Middlesex South District Registry of Deeds and copies provided to the CPC, City Law Department, and the Waltham Housing Office.

2. The applicant receiving community preservation funding be subject to making the studio apartment addressed as #8 Music Hall Avenue, Elm Street, Waltham MA, affordable to a household earning incomes at or below 80% of the area median income within the Standard Metropolitan Statistical Area that includes Waltham and as published by the Department of Housing and Urban Development (HUD).

The term of the affordability shall be in perpetuity and shall include the requirements of the affordable housing provisions in a Deed Restriction on the subject dwelling. The City of Waltham Law Department shall prepare an approved Deed Restriction.

The deed restriction is to remain in effect for the entire term of the affordability and will survive every resale of the property. The Deed Restriction shall be recorded by the applicant at the South Middlesex District Registry of Deeds. Once recorded a Deed Restriction copy must be provided to the City of Waltham's Law Department, the CPC and the Waltham Housing Office. The Housing Office shall submit to the Department of Housing and Community Development for the affordable unit to be added to the City's Subsidized Housing Inventory.

3. That no appeals of the Zoning Board of Appeals decision dated December 5, 2017 were filed before December 25, 2017.

Motion was adopted on a voice vote.

Councillor McLaughlin made a motion to carry all 2017 docket item forward to 2018. Motion was adopted on a voice vote.

Councillor McLaughlin moved to adjourn. Motion was adopted on a voice vote. The meeting was adjourned at 6:59p.m.

Respectfully submitted,
Thomas J Magno - Clerk