CPC General Meeting

In Attendance: Julianne Orsino, Anna Tse, Inna Babitskaya, Frank Molis, Lisa Sulda, Ken Antonucci; Late: Roberto DiMarco,

Absent: Ted E Jacques, Becky Loring

- Meeting Called to Order: 7:02

1. Meeting Minutes to be approved
   1. Member Antonucci motion to approve Amended July 9 minutes; seconded by member Molis All in favor yes Inna abstain
   2. Member Antonucci reads minutes from 5/20
   3. Member Molis Makes motion to approve minutes, seconded by member Antonucci All in favor yes
   4. August 13 minutes: Member Molis requests change to #3 wording of conversation to conference call.
   5. Member Molis made a motion to accept with changes, seconded by member Antonucci, all in favor yes

   1. Member Antonucci passed out up to date summary, committee reviewed.
   2. Member Babiskaya requested a more detailed summary report. Member Orsino requested total to be at top, member Sulda requested breakdown of projects.
   3. Member Sulda asked about software for the treasurer from the state CPC.

   4. **ACTION ITEM: Member Sulda will request software from state CPA.**
3. Invoices for approval:

1. 190723, 190729, 190909 for Community Garden $11,605.80, members review invoice. Member Molis makes motion to approve, Member Tse seconded All in favor yes; member DiMarco abstained.

2. 190909, 190613 for Fitzgerald Park Member DiMarco moves to approve, member Molis seconds, All in favor yes.

4. Pre-application: ABCD Pre-Application for an affordable housing fund

Alex Pratt presents the pre-app: Security deposit program.

Member Babitskaya asked how many tenants would be served and where in the city: ABCD takes people throughout the city; Pilot program goal is 50 families $2,000/per house total:$100,000

Member DiMarco; asked about interest on the funds-ABCD earmarked to go back to this program or a cpc program.

Are the apartments approved/ standards: Standard occupancy agreement-

ACTION Item: Alex will find out from ABCD how to handle occupancy program. ABCD will document pre-existing conditions.

MRA will act as a supervisory role.

In terms of occupancy: Pre-existing malden residents, or non malden residents-goal is to serve low income malden residents. Malden residents are priorities. Member Molis guidelines as to who it would serve.

Member Orsino: Would like to look at lower AMI Alex would keep it at 80% AMI, vast majority not above 50% AMI

Member DiMarco would like to see the conversion to condos, maybe look at conversion of property for profit.

1. Member Molis motion to invite ABCD to submit a proposal for Security Deposit Pilot Program , Member Tse seconded, Unanimous in favor
5. CPC Plan Review:
Member Antonucci recommends all members review Plan and provide comments for update. Member Molis Second, All in favor Yes

**Action Item: Admin to convert CPC Plan convert to word and distribute**

6. New Business

1. Rob DiMarco is on until further notice

2. Leah Emerson: Friends of Fellsmere heights meeting with Boston Arch discussion about public survey, based on results BACV 3 redevelopment options October 2, 6:00PM-7:30PM at the Beebe School.

3. Karen Hayes-questions-application for FOOGI Oak grove community building: CPC $ cannot be used for ADA compliance within a restoration

**ACTION ITEM: CPC will confirm this is ok with State CPA**

and will get back to Ms. Hayes

**ACTION ITEM: Instructions ask for 3 bids we need to change wording to estimates.**

Member Tse- Next meeting: Tuesday October 8th, 2019

Member Babitskaya makes a motion to adjourn

Member Molis seconds

All in favor yes

Adjourned at 8:55PM