

Minutes

Albany NH Selectmen's Meeting

April 10, 2013

At 3:30 p.m., the Selectmen's meeting was called to order. In attendance were Jack Rose, Sara Young-Knox and Kelly Robitaille. Also present were Rob Nadler, Cort Hansen, Peter Carboni, Steve Parker, Lee Grant, June Johnson and Dick VanDyne. The following business was conducted.

Regular Business:

- Reviewed & approved April 3 minutes-Jack made a motion to approve the minutes as submitted, Kelly seconded the motion and all were in favor.
- Signed checks totaling \$21,106.03.
- Reviewed letter from NH Dept. of Safety.
- Reviewed invitation to Primex Annual Conference.
- Reviewed National Forest prescribed burn notice.

Planning Board appointment:

Sara made a motion to appoint Peter Carboni to the Planning Board as an alternate member, Kelly seconded the motion and all were in favor.

Conway Village Fire District:

Jack informed everyone that he and Kelly would be attending the Commissioner's meeting at the Conway Village Fire District on Thursday at 9:30 a.m. He hopes to mediate a decision between the Fire District and Albany to settle the road issue because it will probably be in worse condition after the water tank replacement project. Jack wants to accomplish that they accept to pay \$12,700 for the top coat of pavement and Albany will take care of the subsurface after the tank replacement project.

Conservation Commission:

Jack and Cort will be travelling to Concord next Wednesday, April 17 for a public hearing on senate bill 102. This bill will allow towns to adopt this RSA in order to elect Conservation Commissioners rather than the current appointment route. The senate bill was sponsored by Senator Bradley and Co-sponsored by Representative Mark McConkey. The bill should go to a House vote in late June or early July.

Public Hearings (Community Development Block Grant):

Donna Lane joined the meeting at 4:00 p.m. She handed out informational packets to everyone. Jack opened public hearing #1. Donna read aloud the following document.

Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available on a competitive basis for economic development, public facility and housing projects and up to \$350,000 emergency activities that directly benefit low and moderate income persons. Up to \$12,000 is available for feasibility study grants.

This is a proposed application to the Community Development Finance Authority for \$100,000 in Community Development Block Grant funds. Of the funds, \$85,000 will be subgranted to Mount Washington Valley Economic Council (MWVEC), MWVEC will retain \$5,000 for loan servicing costs and loan \$80,000 to Ambix Machinery, Inc for machinery, equipment and working capital. Ambix will be relocating to Route 16 in Albany and expanding their operations. The expansion will allow Ambix to create an additional 5 jobs that will primarily be available to low and moderate income.

This project conforms with Albany's Housing and Community Development Plan's Goal of: Encourage economic development activities to increase quality industrial and commercial development. Encourage the expansion and retention of employment opportunities for residents. (Short-term and Long-term goal).

Donna asked if the Selectmen had any questions. Sara asked if Ambix was applying for the grant and asked if it is a loan. Donna replied Albany is the applicant because the business will be located in Albany. Sara asked how sure the grant was. Donna replied she didn't know if Community Development Block Grant would be awarded the money but she thinks it will go through. Jack asked if Ambix had closed on the property. Donna replied it was supposed to close on April 15 but she believes this date has been pushed back a bit.

Jack asked if the public had any comment.

Rob Nadler asked if there was any liability to the town. Donna told Rob the

only liability would be to recoup the funds if it went badly. Mount Washington Economic Council will be placing a lien on the property as security. Donna added if the business goes poorly, CDBG doesn't recoup the funds dollar for dollar like a bank and they will have a contract with Mount Washington Valley Economic Council. Rob asked if there were any legal fees. Donna told Rob they would be included in the grant money.

Peter Carboni asked if the grant money would cover any construction costs. Donna replied no, only for machinery and working capital. Peter asked if Ambix would be required to hire handicapped workers. Donna replied no, CDBG doesn't require handicapped workers to be hired, just low to moderate income workers, the handicap is up to the company.

Steve Parker asked what the terms of the loan were. Donna replied that would be determined between Ambix and Mount Washington Valley Economic Council. Often payments are deferred or just interest is paid. As long as jobs are being created the Council can be flexible with payments. Steve asked how long until they run it out? Donna said at best 10 years.

The first public hearing was closed at 4:10 p.m.

Public hearing #2 opened at 4:10 p.m.

Donna read aloud the town of Albany Housing and Community Development Plan.

The purpose of the Housing and Community Development Plan is to identify general needs of the Town as they relate to housing and community development. The Housing and Community Development Plan assists the Town in determining the path of future development within the community, helps the Town maintain its housing supply and encourages economic growth.

Goal: Encourage a varied stock of safe, sanitary, decent and affordable housing for persons of all age and income groups. (Short-term and Long-term goal).

Goal: Encourage economic development activities to increase quality industrial and commercial development. Encourage the expansion and retention of employment opportunities for residents. (Short-term and Long-term goal).

Goal: Encourage municipal and private water and wastewater systems that

are safe, sanitary and that meet DES regulations. (Short-term and Long-term goal).

Goal: Encourage the expansion of educational, recreational and social activities with the community. (Short-term and Long-term goal).

Goal: Encourage affordable childcare facilities. (Short-term and Long-term goal).

Goal: Promote activities that protect the health and safety of residents and visitors. (Short-term and Long-term goal).

As a matter of policy, Albany will minimize the involuntary displacement of households from their neighborhoods.

These goals are consistent with Albany's Master Plan and Ordinances.

Any federal CDBG grant funds awarded to address any of these goals shall be expended consistent with national objectives and shall, at a minimum, provide improved housing in accordance with Section 8 standards, be used for public facility projects, employment opportunities, or feasibility studies. All CDBG funded projects, shall primarily benefit low and moderate income persons or households, and shall not benefit moderate income persons or households to the exclusion of low income persons or households.

Donna asked the Selectmen if they had any comment. There was none. Jack asked for public comment.

Rob Nadler asked if the town wanted to start a farm, could it be applied through a grant rather than a loan to start. Donna replied that would be possible. Rob figures there would be more support from townspeople if the money was granted rather than loaned. Rob then asked if it was possible to get a grant for a feasibility study. Donna replied yes.

At 4:16 p.m. public hearing #2 was closed.

At 4:16 p.m. public hearing #3 was opened.

Donna read aloud the Residential Antidisplacement and Relocation Assistance Plan.

Although this project does not involve any displacement or relocation of

persons or businesses, if the Town were to undertake a CDBG project which involved displacement or relocation they would follow this plan. The plan outlines the measures they would take to find comparable, suitable housing for persons (or businesses) displaced or relocated.

Every effort will be made to avoid temporary or permanent displacement of an individual due to a CDBG project undertaken by the Town.

However, if the situation should arise, the Town of Albany will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to any household, regardless of income which is involuntarily and permanently displaced.

If the property is acquired, but will not be used for low/moderate income housing under 104(d) of the Housing and Community Development Act of 1974, as amended, the displacement and relocation plan shall provide:

- a. Comparable replacement housing in the community within three (3) years of the commencement date of the demolition or rehabilitation;
- b. A description of the proposed activity;
- c. The general location on a map and appropriate number of dwelling units by number of bedrooms that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activity;
- d. A time schedule for the commencement and completion date of the demolition or conversion;
- e. The general location on a map and appropriate number of dwelling units by number of bedrooms that will be provided as replacement dwelling units;
- f. The source of funding and a time schedule for the provision of replacement dwelling units;
- g. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least ten (10) years from the date of initial occupancy;
- h. Relocation benefits, including reimbursement for moving expenses, security deposits, credit checks, temporary housing, and other related expenses and either:
 1. Sufficient compensation to ensure that, at least for five (5) years after being relocated, any displaced low/moderate income household shall not bear

a ratio of shelter costs to income that exceeds thirty (30) percent, or:

2. A lump-sum payment equal to the capitalized value of the compensation available under subparagraph 1. above or a Section 8 certificate of voucher for rental assistance provided through New Hampshire Housing Finance Authority.

- i. The right to elect, as an alternative to the benefits in subparagraph 2. above, to received benefits under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; and
- j. The right of appeal to the director of CDFR where a claim for assistance under subparagraph 2. above, is denied by the grantee. The director's decision shall be final unless a court determines the decision was arbitrary and capricious.
- k. Subparagraph (2) a. through g. above shall not apply where the HUD Field Office objectively finds that there is an adequate supply of decent, affordable low/moderate income housing in the area.

Donna asked the Selectmen if they had any comment, noting this was not relevant for this project but more of a formality. The Selectmen had no comment. Jack asked for public comment. There was none.

Public hearing #3 closed at 4:20 p.m.

Sara made a motion to adopt the housing and community development plan, Kelly seconded the motion and all were in favor.

Sara made a motion to adopt the antidisplacement and relocation assistance plan, Kelly seconded the motion and all were in favor.

Sara made a motion to approve the submittal of the application **and** vote to authorize the Chairman of the Board of Selectmen to sign and submit the application, and upon approval of the CDBG application, authorize the Chairman of the Board of Selectmen to execute any documents which may be necessary to effectuate the CDBG contract, Kelly seconded the motion and all were in favor.

Sara asked Donna if a private mobile home park owner could apply for a grant. Donna replied yes but they mostly deal with co-operative parks. Steve Parker, manager of Piper Meadows, told Donna his park is below a co-operative park. She asked if the grant would be for infrastructure. Steve

JR____
SYK____
KR____

asked if there might be loans for new housing. Donna replied yes but it would be a different process than for infrastructure. She advised Steve and Rob to get in touch with her to discuss different options available.

At 4:25 p.m., Sara made a motion to adjourn, Kelly seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant