

**Minutes of Meeting
CONWAY BOARD OF SELECTMEN
January 15, 2019**

The Selectmen's Meeting convened at 4:07 pm in the Meeting Room of Conway Town Hall with the following present: C. David Weathers, Carl Thibodeau, Steven Porter, Town Manager, Thomas Holmes, and Executive Secretary, Krista Day

PLEDGE OF ALLEGIANCE

Mr. Weathers led the Board in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Mr. Weathers stated that because it was not yet 4:15 pm, they would skip agenda items 4,5, and 6 until it was time.

Mr. Porter moved, seconded by Mr. Thibodeau, to approve the agenda and move ahead with the meeting until 4:15 pm for the Public Hearings. The motion carried unanimously.

REVIEW OF RECEIPTS

The receipts were available for review.

SIGNING OF DOCUMENTS

- a. Gravel Tax Levy Map/Lot 207-14.5
- b. Current Use Land Use Change Tax Collector's Warrant Map/Lot 252-11
- c. Current Use Land Use Change Tax Collector's Warrant Map/Lot 252-7
- d. Current Use Land Use Change Tax Collector's Warrant Map/Lot 252-13
- e. Current Use Land Use Change Tax Collector's Warrant Map/Lot 258-68.17
- f. Current Use Land Use Change Tax Collector's Warrant Map/Lot 288-31.215
- g. Land Use Change Tax Map/Lot 252-11
- h. Land Use Change Tax Map/Lot 252-7
- i. Land Use Change Tax Map/Lot 252-13
- j. Land Use Change Tax Map/Lot 258-68.17
- k. Land Use Change Tax Map/Lot 288-31.215
- l. Permanent Application for Property Tax Credit/Exemptions Map/Lot 262-83.102
- m. Permanent Application for Property Tax Credit/Exemptions Map/Lot 255-40.026
- n. Permanent Application for Property Tax Credit/Exemptions Map/Lot 263-112
- o. Permanent Application for Property Tax Credit/Exemptions Map/Lot 241-7
- p. Permanent Application for Property Tax Credit/Exemptions Map/Lot 254-29.087
- q. Permanent Application for Property Tax Credit/Exemptions Map/Lot 255-40.047
- r. Permanent Application for Property Tax Credit/Exemptions Map/Lot 255-10.102
- s. Permanent Application for Property Tax Credit/Exemptions Map/Lot 261-50.080
- t. Permanent Application for Property Tax Credit/Exemptions Map/Lot 260-62
- u. Abatement of Taxes Map/Lot 276-29

Mr. Porter moved, seconded by Mr. Thibodeau, to sign the documents in a. through u. The motion carried unanimously.

CONSIDERATION OF BILLS

- a. AP Manifest dated 1/17/19
- b. Payroll dated 1/17/19

Mr. Thibodeau moved, seconded by Mr. Porter, to sign the payroll and AP Manifest, both dated 1/17/19. The motion carried unanimously.

RATIFICATION OF DOCUMENTS SIGNED OUT OF SESSION

(none)

REVIEW AND CONSIDERATION OF SPECIAL EVENT APPLICATION(S)

CONSIDERATION OF MINUTES

- a. Regular Minutes from 1/8/19

Mr. Porter moved, seconded by Mr. Thibodeau, to adopt the minutes from 1/8/19 as written. The motion carried unanimously.

TOWN MANAGER REPORT

Mr. Holmes stated that they had received a thank you letter from the Community Celebrations Committee thanking the Town for its support. They noted that the Town's sponsorship supports future events such as the 4th of July Parade, Entertainment, and Fireworks, the Spirit of the Holidays Events, the Conway Village Tree Lighting, a Holiday on Ice Show, a Grinchmas Wholiday Spectacular, and the New Year's Eve Fireworks.

Mr. Holmes noted that Charter Communications reached an agreement and the WGN channel would again be available to customers.

BOARD REPORTS AND COMMENTS

Mr. Porter stated that the Planning Board would be meeting on January 24, 2019.

Mr. Porter stated that he filled in for Selectmen Colbath at the Budget Committee meeting last week. He noted that they discussed the Police and Recreation Budgets and had a presentation by Karen Umberger. He noted that the Budget Committee would be meeting on Wednesday, January 16, 2019.

Mr. Thibodeau stated that the ESAA has not met.

Mr. Weathers stated that the Conservation Commission meeting had been cancelled.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Daymond Steer from the Conway Daily Sun asked if the Board had interest in writing a letter regarding the impact of the government shut down. He inquired as to whether the shutdown had been affecting the Town. Mr. Holmes stated that they had not seen any effect yet but he added that the Welfare Director had voiced concerns over potential issues with food stamps in the near future.

Mr. Steer asked if there would be issues with the future paving projects due to the shutdown. Mr. Holmes stated that the Public Works Director had not voice concerns at this point.

PUBLIC HEARING ON THE PROPOSED PROJECT - BLACK BEAR VILLAGE COOPERATIVE
(LAMPLIGHTER) PARK ACQUISITION

Mr. Weathers opened the Public Hearing on the Proposed Project – Black Bear Village Cooperative (Lamplighter) Park Acquisition.

Donna Lane read the following:

Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority (CDFA). Up to \$500,000 annually is available for economic development, up to \$500,000 for public facility and housing projects, and up to \$350,000 for emergency activities. Up to \$12,000 is available per feasibility study grants. All projects must directly benefit a majority of low- and moderate-income persons.

This is a proposed application to the Community Development Finance Authority for up \$500,000 toward the acquisition by Black Bear Village Cooperative of the Lamplighters Manufactured Housing Park, located at 125 Lamplighter Park, Conway, NH. The Town would retain some of the CDBG funds for administrative expenses and subgrant \$475,000 to the Cooperative toward the acquisition of the Park to allow it to remain affordable to the residents. The majority of the residents at the Park are of low or moderate income.

This project conforms with Conway's Housing and Community Development Plan's Goal of: Housing – Encourage safe, decent, attractive and affordable housing for all segments of the population. (Short-term and Long-term Goal)

Mr. Weathers asked for public comment.

Jim LeFebvre inquired as to how low or moderate income was defined. Ms. Lane stated that there was a range but approximately \$60,000 or under for a family of 4.

Mr. Steer asked for those present to introduce themselves. Donna Lane introduced herself as a CDBG Consultant that was assisting the Black Bear Village Cooperative (Lamplighter) Park acquisition.

Mr. Steer inquired as to how many tenants had signed on to the effort. Mr. Porter stated that approximately 50% of the tenants have been actively involved up until this point. He noted that they are just trying to get the initiative going. He stated that they want to put the tenant's futures in their own hands.

Tara Reardon introduced herself and explained that she was from the NH Community Loan Fund. She stated that she works with resident owned manufactured housing communities to buy and run their own associations. Currently, there are 127 resident owned communities in New Hampshire. She noted that the

benefit to owning their own associations includes helping to keep lot rents low and make their own governing rules.

Tom Moughan, Vice President of the Cooperative stated that they made this attempt to acquire the park nine years ago and were not successful. Mr. Moughan praised the ROC-NH program which provided the services need to try and acquire the park at no cost to the residents.

Mr. Moughan explained that there are 210 homes in the Park and each home gets one vote. He emphasized the democratic process.

Mr. Moughan stated that this was a chance for Conway to maintain some affordable housing.

Mr. LeFebvre asked if this would turn the mobile home park into a condo association. Ms. Lane answered in the negative.

Mr. Thibodeau asked if the grant application was premature. Ms. Reardon answered that they have to apply for the grant prior to acquiring the property and that it was expected that the homeowners would own the park before the opportunity to apply for another CDBG grant.

Mr. Thibodeau asked for a definition of affordable housing. Mr. Moughan stated that currently the average cost per home in the park is 465 dollars in lot rent plus the cost of their mortgage (if any) and water and sewer. He noted that this can be compared to a 2-bedroom apartment in the area.

Ms. Reardon stated that it is unlikely that the rent will go down at all, but the CDBG would help to minimize the increase.

Mr. Thibodeau stated that that he was in favor of this and believed it to be a smart move.

Mr. Weathers closed this public session at 4:31 pm.

PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT PLAN

Mr. Weathers opened the Public Hearing on Housing and Community Development Plan

Ms. Lane stated that The Town's Housing and Community Development Plan outlines short- and long-term community goals. The Plan is the same as last adopted in 2014.

Ms. Lane read the plan.

Mr. Weathers asked for public comment. There was no public comment.

Mr. Weathers closed the public hearing at 4:34 pm.

PUBLIC HEARING ON RESIDENTIAL ANTI DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Mr. Weathers opened the Public Hearing on the Residential Antidisplacement and Relocation Assistance Plan.

Ms. Lane stated that the Plan states in general, that if the Town were to undertake a CDBG project which involved displacement and resulting relocation they would follow the Uniform Relocation Act requirements. The Residential Antidisplacement and Relocation Assistance Plan outlines the measures they would take to find comparable, housing for persons (or businesses) displaced and/or relocated.

This project is the acquisition of the Park, no displacement or relocation will occur.

Ms. Lane read the plan.

Mr. Weathers asked for public comment.

Mr. Steer asked if there was possibility of displacement. After brief discussion, it was determined that there was not a possibility of displacement.

Mr. Holmes stated that the choice before the tenants is whether to give money to someone else who buys the park or to themselves. They essentially are looking to become stock holders in the real estate.

Mr. Weathers closed the public hearing at 4:40 pm.

ADJOURN

At 4:41 pm, the meeting adjourned at the call of the Chair.

Respectfully Submitted,

Krista Day
Executive Secretary