



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, September 17, 2025

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Jack Falvey
Brigid Ryan
Julie Strehle

Trust Members Absent: Elizabeth Cullen, Cullen McGehee, Mike Sutton

Staff Remote: Jenn Oram, Zoning Administrator

Donna Thompson, Land Use and Development

Call to Order

At 7:00 pm, Chair J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Trust Membership

a) Welcome new member, Cullen McGehee, and thank outgoing member, Greg Waxman.

Chair Falvey thanked outgoing Trust member Greg Waxman for his years of service and welcomed Cullen McGehee to the Trust, in absentia.

Minutes Approval - July 9 and July 24, 2025

MOTION: P. Bates moved to approve meeting minutes of July 9 and July 24, 2025

SECONDED: B. Ryan

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye.

MOTION CARRIES: 4-0

Treasurer's Reports:

a) June 2025 and July 2025

- Major expenses for June 2025 include:
 - \$1,540.00 legal bill for Tax Title property
 - \$1,389.00 for April 2025-June 2025 condo fees for 3H Beals Cove Road
- There were no major expenses for July 2025.

b) FY25 through June 2025, FY26 through July 2025

- The June, 2025 ending balance was \$1,170,832.95.
- The July, 2025 ending balance was \$1,171,489.70.

c) Vote to approve Treasurer's Reports

MOTION: B. Ryan moved to approve the June 2025 and July 2025
Treasurers Reports
SECONDED: P. Bates
ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye.
MOTION CARRIES: 4-0

Chairperson's Update:

- a) Multi-family
 - Staff is working with the Chair to identify multi-family opportunities.
- b) Welcoming / outreach committee effort with Hingham Unity Council – Update – There were no developments to report .

Staff Update:

- a) **Project Updates - Votes will be requested below**
 - **499 Cushing Street** – Staff will work on project plans this fall. Also, the gutters were full and needed cleaning.
 - **3H Beals Cove Road** – The contractor is almost done with renovations. There is a small change order to address plumbing code concerns. Staff received lottery application materials today.
 - **2104 Hockley Drive** – The property will close at the end of the month.
 - **Additional Beals Cove Road opportunities** - Discussion of purchasing condominiums at Beal's Cove will be discussed at the next meeting.
- b) **Tax Title Properties**
 - Members discussed Staff workload to orchestrate large construction projects at 499 and 499R Cushing St. while supporting the lottery agent process with EOHLC for smaller condominiums.
- c) **Lincoln School** – There was no update available.
- d) **Next Meeting of the Trust** - scheduled for Wednesday, October 29, 2025
- e) **SHI Monitoring**
 - Staff sent out monitoring letters to SHI property owners yesterday.
 - Three condominiums at Beal's Cove are already on the SHI. 3H Beals Cove Road will be the fourth.
- f) **Other**
 - **CPC** – Members discussed the scheduled final CPC application due on October 7, 2025.

Trustee Comments and Updates

- a) **Market Update** - There is an available condominium at Beal's Cove. Members discussed holding off on further condominium offers pending progress on the project at 499 and 499R Cushing St..

Additional Votes Needed by the Trust:

a) Votes needed to approve various bills and other items for ongoing projects

- Members agreed to submit the final CPC application by October 7, 2025.

MOTION: P. Bates moved to authorize Jack Falvey and Town Staff to submit the narrative CPC application in an amount not to exceed \$1,000,000.

SECONDED: J. Strehle

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye.

MOTION CARRIES: 4-0

MOTION: B. Ryan moved to authorize the Change Order Request #1 for 3H Beal's Cove Road to replumb the kitchen sink to meet updated code and authorize payment of \$225.

SECONDED: P. Bates

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye.

MOTION CARRIES: 4-0

MOTION: B. Ryan moved to authorize payment of January, March and April 2025 invoices for services provided by Attorney John Coughlin on behalf of the firm, Bogle, DeAscentis & Coughlin, P.C. in the amount of \$4,429.50.

SECONDED: J. Strehle

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye.

MOTION CARRIES: 4-0

MOTION: B. Ryan moved to authorize payment of \$165 to Dain Torpy, Le Ray, Wiest & Garner, P.C. legal counsel to Land Use by Attorney Susan Murphy.

SECONDED: J. Strehle

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye.

MOTION CARRIES: 4-0

MOTION: B. Ryan moved to authorize payment of \$1,630 to Hill Law for legal counsel in connection with the auction process for tax title property at 211 and 213 Hobart Street.

SECONDED: J. Strehle

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye.

MOTION CARRIES: 4-0

b) Vote to authorize the Chair and Staff to negotiate a contract with LA Associates for lottery service for 2104 Hockley Drive

- Members reviewed the fees assessed by the lottery monitoring agent of 2.5% of the purchase price plus an additional \$1,000 as noted in the Project Summaries. Members discussed the bid process for selecting a lottery agent. LA Associates has a direct relationship with EOHLC and can liaise for the Trust as well as deal with the attorney during the sale.

MOTION: J. Strehle moved to authorize Jack Falvey to sign an agreement on behalf of the Trust to retain LA Associates as the lottery agent for 2104 Hockley Dr.
SECONDED: B. Ryan
ROLL CALL VOTE: Unanimously approved.
MOTION CARRIES: 4-0

Matters not anticipated by the Chair within 48 hours of the meeting

Members did not vote on the amendment to the 3H Beal's Cove Association Bylaws.

Adjournment

MOTION: P. Bates moved to adjourn the meeting at 7:59 pm.
SECONDED: B. Ryan
ROLL CALL VOTE: Unanimously approved.
MOTION CARRIES: 4-0

Respectfully submitted,

Dale Michaud
Recording Secretary

A complete Meeting Packet of documents used for this meeting can be found at the following link: <https://www.hingham-ma.gov/960/Meeting-Documents>