

Fire Station Building Committee Meeting

Wednesday, January 18, 2023

Meeting Minutes

Date: January 18, 2023

Time: 4:30 PM

Location: Town Hall - Veterans Room

1. Meeting Called to Order – 16:31
2. Roll Call
Present- J. Jovan (Chair), J. Hulyk, J. Mathieu, M. Langevin, D. Langevin Excused- J. Szugda, Absent- M. Julian, Other- R. Pomroy, P. Normandin, M. McCall, S. Mollica, G. Chenier, M. McKeon, M. Disalvo, J. Mangiagli, D. Adams, J. Daniel, S. Lazo
3. Approval of 1/4/23, 1/11/23 minutes postponed as they were not prepared for review.
4. Town Manager McCall updated that Cliff Roule of MCP Unlimited had been retained as a property manager for the acquired properties, and is responsible for mechanical issues, snow removal, etc. McCall stated the police and inspectional services would likely be utilized to notify tenants as many have avoided contact with the property manager. KP Law had recommended Steven Mollica as a relocation specialist to ensure the Town was compliant with MGL 79A and 760 CMR 27. The tenant information had been passed on to Mr. Mollica. Jovan asked the Town Manager if the properties had been recorded and closed on. The response was yes. The landlord were notified of the transfer. M. McCall, when asked, stated attorneys Blake and Klein from KP Law had not served the tenants as had been implied. KP Law has now recommended Mr. Mollica. Mr. Mollica stated MGL 79A and 760 CMR 27 called for four month notice to vacate from the time a suitable replacement dwelling was arranged. M. Langevin asked the tenants could be provided a lump sump to speed up the move and Mr. Mollica responded not really. Mr. Mollica went on to describe more of the process including the general information notice, the notice of eligibility, the four month vacate notice. Mr. Mollica stated that section 8 vouchers in local housing would be the best scenario for the Town. The new housing projects in the community were discussed and pointed out not to be section 8. Mr. Mollica stated that tenants displaced by public projects jump the list for affordable housing options. **Motion-** by J. Hulyk, seconded by J. Mathieu to authorize KP Law to secure the services of Steven Mollica as the relocation specialist for the project. Unanimous of those present. Discussion continued over the former property owner claims and the lack of sufficient information provided by KP Law attorneys. P. Normandin asked how long the former owners have to make a claim, and Mollica responded 18 months. R. Pomroy suggested that the issue be discussed with the closing attorneys before reaching out to the former owners. M. Langevin asked how many tenants there are, and M. McCall stated six between the two properties. S. Lazo stated any other real estate transfer of multifamily properties is done where the properties are empty. Mr.

Mollica stated this cannot be required in a taking. R. Pomroy added that the taking is not the same as a typical real estate transaction.

5. R. Pomroy stated he would like to reach out to the property manager to see where things stand. The hazmat assessment for asbestos, lead, etc. was being completed on the 24th. DC Hulyk to be added to the Kaestle Boos coordination meetings moving forward. M. Langevin asked if the information could be provided prior to the meetings allowing for time to review. KBA/GGD presentation by M. Disalvo and M. McKeon with four options for mechanical systems including heating and cooling. Disalvo pointed out that stretch code and opt in high efficiency codes are being updated currently and have not yet been adopted, but they could affect decisions moving forward. Extensive discussion followed on the options and building system management programs. M. DiSalvo stated GGD would provide information on energy grant opportunities available for the systems selected. R. Pomroy asked if it was possible to show what it would take to make the project net zero to explore for discussion with option 3, including whether there was the electric capacity available built into the project. P. Normandin suggested ordering the electrical switch gear as early as possible, as the Woburn project was held up due to lead times. R. Pomroy asked if there was a townwide facility manager, which there is not. It was suggested to see what other town facilities were using for building management systems and look to move to a townwide system. A discussion started regarding seeking a bid to demo just the Worcester St property as it would be vacant by the end of the month.
6. **Motion-** to Adjourn made by M. Langevin at 18:50.
 - a. Second- J. Jovan
 - b. **Vote- Unanimous** of those present.
 - c. Next meeting scheduled for February 1st, 2023, in person.