

Town of Athens
Housing Rehabilitation Fund Committee Meeting
Thursday, September 21, 2023 at 6:30 pm
At the Athens Town Office

In attendance: David Bemis, Krista Gay, Janet Perry, Sandi Caponcelli, Carol Bingham, Anita Duby, Hannah Regier, FACT TV, Denise Randall

Call to order at 6:33

Organizing the board:

David says there is no chair because Steve Fine was the chair before. The makeup of the board has been the selectboard, Hannah and someone from the public. Carol Bingham offers to be the member of the public on the board.

David makes a motion to include 5 members of the selectboard and one member of the public, being Carol Bingham. Denise seconds. Put to a vote: all in favor.

Hannah was already appointed to the committee after town meeting.

David makes a motion to nominate Denise as chair. Krista seconds. Put to a vote: six in favor, Denise abstains.

Adjustments to the agenda

To reorganize the board, which has been done.

Act on applications

Denise says Anita Duby has put in an application for assistance to get electricity to her house. Carol passes out copies of the application.

Sandi reads a note from Kathy Woodbury of the Campbell Fund saying that the Campbell fund will be providing some assistance to make up the difference from this request. An earlier loan they provided to Anita has been paid off.

Denise asks if Anita has no electric at all. She says she doesn't.

David says that what is usually done is that a mortgage is put on for the funds, with a payment schedule. And a lien would be put on the property until the loan is paid off. Anita says she is ok with that. The committee discusses monthly payment amounts.

Denise says that in the past Mr. Fine has written up the payment schedule and lien. The board says they don't necessarily have to charge interest but they have on certain past loans.

Sandi says she will write a draft promissory note and ask an attorney to look at it. Krista says she can't help but that there are templates that can be used. Janet suggests VLCT could look at the documents. Sandi suggests having Beth Ann Agostini look at it.

David makes a motion to loan \$3,465.94 to be paid back at \$100/month with no interest and that Sandi will run the document by an attorney. Krista seconds. Put to a vote: all in favor.

Denise asks when the electric work is going to be done. Anita says she has until October 17th to get the payment to them. The check needs to be written to Green Mountain Power. Carol reiterates that the Campbell Fund is putting in the difference needed for the payment in full. Anita says that if the \$1,000.00 for ledge drilling isn't needed, GMP would send it back to the HRF.

The first payment will be due on November 15th and on the 15th of each month thereafter.

Krista says the agreement should also have a section that says how the town will recoup funds in the case of default.

Hannah says she can cut the check as soon as the agreement is signed.

Further business

David asks how much is still owed by the Meetinghouse Committee. Hannah says \$5,000 is what is on the balance sheet currently. He says it was supposed to be paid off by December last year. Sandi says that is in the July minutes from last year. David asks how they are going to recruit the money from the committee. Denise recommends holding another meeting and inviting the Meetinghouse Committee. Krista says that she can't speak on behalf of the Meetinghouse Committee but she thinks that there will be a request for an agenda item at the October selectboard meeting. Denise says they will put it on for the October meeting.

Sandi makes a motion to adjourn. Denise seconds. All in favor.

Adjourned at 6:54

Respectfully submitted,

Hannah Regier, Town Clerk