

Carlisle Housing Authority (CHA)
Meeting Date: November 17, 2008 - Executive Session
Approval Date – April 23, 2013
Submitted by: Susan Stamps

Attending: Members Alan Lehotsky (Chair), Steve Pearlman, and Susan Stamps, and Administrative Coordinator Elizabeth Barnett. Also attending: Michael Jacobs, consultant to the CHA.

1. Start of executive session. In the regular session preceding the executive session, Pearlman had moved that the Housing Authority board move to Executive Session for the purpose of interviewing and negotiating with JN Juhl and Associates and then with Common Ground because the purchase, exchange, leasing or valuation of real property will be considered and holding such discussions in open meeting would be detrimental to the interest of the Housing Authority because it would have a detrimental effect on the Housing Authority's negotiating position with respect to the proposers for the Benfield project. Motion seconded by Stamps. Roll call vote taken by Lehotsky: Stamps, aye; Lehotsky, aye; Pearlman, aye. Motion approved.

Call to order of executive session 7:05 p.m.

2. Ground-Lease First Interview and Negotiations - JN Juhl and Associates, including several members of the proposed team, presented their proposal for development of the Benfield property. With the Housing Authority members and financial consultant Michael Jacobs, they discussed design, materials, placement of the building, septic and water, and services to be provided to the residents. There was also detailed discussion of funding sources and availability, and other aspects of the development which would affect project costs. Interview concluded at 8:10 p.m. The Housing Authority members and Mr. Jacobs discussed the interview and presentation until 8:20 p.m.

3. Ground-Lease Second Interview and Negotiations - Beginning at 8:20 p.m., Common Ground, including several members of the proposed team, presented their proposal for development of the Benfield property as a 202 project (would result in smaller units than with other funding). With the Housing Authority members and financial consultant Michael Jacobs, they also discussed design, materials, placement of the building, septic system and well(s) on the property, and services to be provided to the residents. There was also detailed discussion of funding sources and availability, and other aspects of the development which would affect project costs. Interview concluded at 9:30 p.m. The Housing Authority members and Mr. Jacobs discussed both interviews until 9:50 p.m.

4. Meeting adjourned: Pearlman moved to adjourn to go back into regular session. Stamps seconded. Pearlman aye, Stamps aye, Alan Lehotsky, aye. nays 0, motion approved. Executive session adjourned at 9:50 p.m.