

Milton Affordable Housing Trust
January 21, 2025
Cronin Conference Room/Hybrid via Zoom

Present in person: Trustees Sean Bentley, Tom Callahan, Kevin Chrisom, Jr., Katie Conlon, Julie Creamer, and Matt Morong

Present via Zoom: Trustees Erik Hokenson, Warren Lizio, and Ben Zoll

1. Chair Creamer called the meeting to order at 7:04 p.m.
2. No resident offered comments during the Citizens Speak portion of the agenda.
3. On a motion made by Mr. Chrisom and seconded by Mr. Bentley, the Trustees voted 6-0-3 to approve the minutes of the November 19, 2024 meeting.

S. Bentley	Yes
T. Callahan	Abstain
K. Chrisom	Yes
K. Conlon	Yes
J. Creamer	Yes
E. Hokenson	Abstain
W. Lizio	Yes
M. Morong	Yes
B. Zoll	Abstain

On a motion made by Mr. Callahan and seconded by Mr. Chrisom, the Trustees voted 9-0 to approve the minutes of the January 2, 2025 meeting.

S. Bentley	Yes
T. Callahan	Yes
K. Chrisom	Yes
K. Conlon	Yes
J. Creamer	Yes
E. Hokenson	Yes
W. Lizio	Yes
M. Morong	Yes
B. Zoll	Yes

4. The Trustees discussed and made edits to a draft of the annual report for FY 24. Among the changes suggested were adding Mr. Dawley's statement about Northland's preference for on-site inclusionary units in future developments, and deleting from the list of names at the end of the report the four trustees who were appointed after June 30, 2024. On a motion made by Mr. Zoll and seconded by Mr. Callahan, the Trustees voted 5-0-4 to approve the report as amended.

S. Bentley	Abstain
T. Callahan	Yes

K. Chrisom Abstain
K. Conlon Yes
J. Creamer Yes
E. Hokenson Yes
W. Lizio Abstain
M. Morong Abstain
B. Zoll Yes

5. The Trustees reviewed and discussed the 2022-2024 Work Plan, making suggestions for updates to items 1 through 5. These items relate to the Town Farm project, increasing the Trust’s fund balance, identifying publicly-owned land and certain privately-owned land (former Knights of Columbus and Swift Hat Shop buildings) for potential development, and providing down payment assistance for first generation/first time homebuyers. Discussion of items 6 through 8 was deferred until the next meeting. Chair Creamer will revise the Work Plan to incorporate the changes recommended at the meeting, and circulate a new version for discussion at the next meeting. The Trustees will also discuss whether to create subcommittees to work on the items once the new Work Plan is finalized.

 The next meeting (in-person/hybrid) will be on February 11, 2025.

6. The Chair reported that she reached out to the developer of the Ice House condominiums and requested that the Trustees be permitted to tour the affordable units. A tour is premature at this time, and will be scheduled at a later date.

7. At 8:47 p.m., on a motion made by Mr. Callahan and seconded by Mr. Chrisom, the Trustees voted 9-0 by roll call to adjourn.

S. Bentley Yes
T. Callahan Yes
K. Chrisom Yes
K. Conlon Yes
J. Creamer Yes
E. Hokenson Yes
W. Lizio Yes
M. Morong Yes
B. Zoll Yes

Documents:

1. Agenda
2. Meeting minutes, 11/19/24 and 1/2/25
3. Draft FY 24 annual report
4. Work Plan for 2022-2024

Respectfully submitted,
Katie Conlon
January 23, 2025