

**SALEM COUNCIL ON AGING
Minutes of Regular Meeting**

Date and Time: December 18, 2019 at 5:15 P.M.

Meeting Location: Board Room, 401 Bridge Street

Members Present: Lynda Coffill (LC, Chairperson), John Russell (JR), Julie Carver (JC), Donna Clifford (DC), Abigail Butt (via phone)

Absent: Elaine Heredeen (EH), George Barbuzzi (GB), Alice Williams (AW)

Also Present: Teresa Arnold, (TA, Director of the COA), Mickey Northcutt

Clerk: Kathleen Fitzgerald

Meeting Called to Order

LC calls the meeting to order at 5:15 P.M.

Motion made by JR to approve the November Minutes, seconded by JC and passes unanimously.

New Business:

Friends Update: JR wanted to thank the people who supported Comedy Night. He advised that the Friends were meeting right after Christmas to work on the annual appeal letter. He advised that Fred Norton was now on the Board and is working on the list and getting everything together. JR stated that the Friends want to make a big impact next year.

Director's Report:

Transportation – There has been an increase in ridership. Two new staff members have been hired, Mary Caron and Len Milaszkeski. There have been three accidents since August, a failed transmission requiring towing, and two vans needed brake replacement. TA stated that more funds are needed to deal with the accidents and increase in service needs for the vans. TA also suggested that a dispatcher is needed if the department is to run efficiently.

TA stated that there are a lot of moving parts in transportation and she would like things to be funded directly from the City, but grant money from the Executive Office of Elder

Affairs (EOEA) should be available soon and possibly help fund Transportation needs. She stated she wants to spend time researching ways to bring in money for 1-2 new vans. John Russell mentioned that smaller mini-vans might be more affordable.

Social Services – 295 seniors 60+ were serviced 337 times and 8 under 60 were serviced 10 times.

TA advised that a woman from Swampscott needed a SHINE counselor and Joe Ericksberg was able to work with her. The woman wrote to Mayor Driscoll complimenting Joe and Dominick in the Mayor's office forwarded the email to TA.

Nutrition: 736 congregate meals were served in November. The Title III nutrition grant was renewed which pays the part-time salary of Dan Cote, nutrition scheduler/kitchen coordinator.

A meeting with ***Root*** is scheduled for January. We are looking at a soup and salad option. LC suggested looking at Bass River who work with people with disabilities as they have a kitchen and prepare food.

JR asked if it was time for the Board to start a push to get a generator at the CLC. He stated he thought one would be in the range of \$50,000.00.

Old Business: LC stated that Amanda Chiancola will be asked to come to the January meeting to speak about ADU's and then follow up with an article in the February newsletter. TA stated that Amanda has the most knowledge and would be the best person to write the article.

Mickey Northcutt – CEO North Shore Community Development Coalition – Mr. Northcutt wanted to share the plans for the two catholic schools being redeveloped. He stated that they signed a 99-year lease so that they could redevelop the schools – St. James (built in 1906) and Immaculate Conception (built in the 1930's). They are hoping to file for permits at the end of January. He advised that they have been meeting with neighbors and relevant people for feedback and that the schools dictated the size of the redevelopment.

He showed floor plans for St. James which will be 31 units. He stated that the CDC was going to finance both schools together and St. James would be 55+ and Immaculate Conception is being proposed with a preference for artists. He advised that they have worked with the archdiocese before and they have done school conversions before. They will be using tax credits and all historical character will be preserved. There will be new mechanical systems that are very efficient. He said that they were looking into making the old boiler room some sort of community room and that if the CLC had any suggestions for use of this room, they would welcome them – i.e. over-flow exercise classes, etc.

They are proposing 70% of the units be affordable and 30% to be at market rate. He advised that they were doing some at market rate because they had a lot of feedback from people who don't qualify for affordable housing but want to live there.

He stated that you could only apply one time a year to the State for a housing subsidy so they would be doing that next November. He advised that the earliest construction might start is 2023 and would take approximately 12-15 months to complete. When about halfway through, they will hold a lottery for the units. JR asked if there would be a preference for Salem residents and Mickey advised that if the City wants that, the CDC would apply to the State with that preference.

There was talk about Section 8 vouchers and how that would work.

DC asked how people would know about these apartments and Mickey Northcutt advised that the CDC will market the units.

He then spoke about Immaculate Conception. They are proposing 32 apartments with the same levels concerning affordability. They are proposing a big art studio in what is now the school's auditorium.

LC stated that there shouldn't be any issue with the Planning Board and Mr. Northcutt said that a letter of support from this Board would be great.

TA invited Mickey to come to the CLC and see what happens day to day and he said he would be happy to do that.

Next Board Meeting: January 15, 2020

A motion to adjourn is made by JR.

The meeting adjourns at 6:10 P.M.

Respectfully Submitted,

Kathleen Fitzgerald, Clerk