



SECHA Board of Directors Special Meeting
April 6, 2018
8:30 AM
Southeastern Connecticut Council of Governments
5 Connecticut Ave, Norwich, CT

DRAFT Meeting Minutes

In attendance: Norton Wheeler (Chair), Les King, Deb Monahan, John Bolduc (Secretary), Mark Oefinger (Vice-Chair), Bob Fusari, Pam Days-Luketich, Michael Sheahan, David Stanland, Ginny Sampietro, Jim Butler (Treasurer), Amanda Kennedy, Carly Myers, Cierra Patrick

1. Call to Order

Norton Wheeler called the meeting to order at 8:30 AM.

2. Approval of March 2, 2018 Meeting Minutes

Members voted to approve the minutes of the March 2 meeting without changes.

3. Financial Report/Fundraising

Two funding requests have been submitted this fiscal year: one for \$10,000 to the Community Foundation of Eastern CT (awaiting word) and one to the Chamber of Commerce of Eastern CT for \$2,000 (rejected, not specifically child-focused). Carly Myers is tracking several future funding opportunities and will finalize an application for funding to Chelsea Groton Foundation this month. Financial report reflects both drawdown of remaining HUD funds and SCCOG staff expense to produce housing report.

4. Election/Re-election of Members

Members of the SECHA class of 2017 and 2018 needed to be re-elected to three-year terms. A motion was made to elect/re-elect the following members:

Class of 2020:
Mark Oefinger
Dino Tudisca
Robert Fusari
Virginia Sampietro

Class of 2021:
Les King
Deborah Monahan
Sen. Paul Formica
Pam Days-Luketich
Michael Sheahan
Susy Hurlbert

Jim Butler asked that SECHA confirm with Sen. Formica that he wishes to remain a member. Butler will follow-up with Sen. Formica.

Members voted unanimously to elect the classes of 2020 and 2021 as listed above.

5. Election of Leadership Positions

Board members are elected to one-year leadership positions. Jim Butler volunteered to continue as Treasurer. Jim Butler noted that per the bylaws, members are limited to serving three one-year terms in a leadership position, meaning that all four leadership positions (Chair, Vice-Chair, Secretary, and Treasurer) need to be refilled. Members discussed potentially changing the by-laws to remove the restriction and also noted that other clauses in the bylaws should be updated, such as the language about having an Executive Director. Norton Wheeler asked if there were any members who were interested in filling the Chair position. It was suggested that the nominating committee propose members for these leadership positions and present their recommendations for a vote at the next meeting. The following members volunteered to serve on the nominating committee: Norton Wheeler, Mark Oefinger, Jim Butler, John Bolduc, Les King.

6. Next Steps- 2018 Housing Needs Assessment

Amanda Kennedy distributed a list of potential next steps as recommended in the housing needs assessment.

SECHA members agreed that more needed to be done to publicize the report's findings and recommendations. Jim Butler suggested that SECHA members present the findings to the municipal CEOs at a SCCOG meeting as well as to members of the Regional Planning Commission, with the goal of obtaining support for subsequent presentations to local planning and zoning commissions. One purpose of the individual meetings with planning and zoning commissions would be to identify areas of interest that SECHA could follow-up on, such as developing model regulations and assisting municipalities with adoption. Members agreed to present to the Regional Planning Commission at their upcoming April 23 meeting and would request to present to the COG at either the April 18th or May 16th meeting.

Members discussed potentially preparing model regulations for municipalities to adopt incentive housing zones or inclusionary zoning policies. Bob Fusari suggested that non-monetary incentives could be part of regulations, for example, as-of-right permits instead of special permits requiring hearings. Norton Wheeler proposed that he and Bob Fusari convene a conversation with affordable housing developers to generate ideas on how local model regulations could best support affordable housing production.

Amanda Kennedy will work with Jim Butler to prepare materials for a meeting with Electric Boat.

Community Profile Briefing Documents could be provided in relatively little time with SCCOG staff. The proposed “Cost of Community Service” study would require outside assistance and a source of funding support.

7. Next Meeting Date

The next meeting will be on Friday, May 11th, at which point SECHA will return to an every-other-month schedule:

May 11th

July 13th

September 13th

November 9th

8. New Business

Susy Hulbert sent information to SECHA regarding an ECAR event on April 18th celebrating the 50th anniversary of the Fair Housing Act. All SECHA members are invited to attend.

9. Norton Wheeler adjourned the meeting at 9:45 AM.