



SECHA Board of Directors Meeting  
September 13, 2019  
8:30 AM  
Southeastern Connecticut Council of Governments  
5 Connecticut Ave, Norwich, CT

Draft Minutes

In attendance: Norton Wheeler (Chair), Pam Days-Luketich (Vice-Chair), Mark Oefinger, Virginia Sampietro, Deb Monahan, John Bolduc, Les King, David Stanland, James Butler, Amanda Kennedy, Carly Myers.

1. Call to Order

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

2. Approval July 12, 2019 Meeting Minutes

MOTION: To approve the July 12, 2019 Meeting Minutes (Sampietro, Days-Luketich). So voted unanimously.

3. Financial Report

Ms. Kennedy presented the Treasurer's Report and discussed potential future grants. As of 9/13/19 SECHA has applied for \$10,000 in grants that are pending (\$3,000 from United Bank Foundation, \$3,000 from People's United Community Foundation, and \$4,000 from Charter Oak Community Giving Grant). Ms. Monahan also suggested that SECHA pursue the Palmer and Bodenwein grant funds from The Day.

MOTION: To approve the Financial Report (Oefinger, Monahan). So voted unanimously.

4. FY 2020 Budget

Discussion of possible communications training for Board members. Potential for increase to the professional fees line item to cover financial audits, promotion/branding, and Board development. Ms. Kennedy will explore applying for Community Foundation of Eastern CT funds for a workplan that includes the communications training.

MOTION: To approve the FY 2020 Budget (Monahan, Bolduc). So voted unanimously

5. Joint Program w/ECAR

Ms. Kennedy presented an outline for a joint program with ECAR addressing small scale, small town affordable housing issues. Potential speakers, venues, and partnerships were discussed. The event is tentatively scheduled for Wednesday evening, Feb. 19<sup>th</sup>.

#### 6. SECHA Municipal Outreach

- Outreach is planned for Franklin on 10/15. Need a SECHA Board member to present.
- Ms. Kennedy has been in touch with Lebanon's planner, Phil Chester, about SECHA presenting to Lebanon P&Z. Lebanon is drafting their POCD, and has expressed an interest in increasing farm housing options
- Phil Chester is also planner for Sprague; which has a lot of low-income housing, and is dealing with deteriorating housing stock.
- Stonington Economic Development team is proceeding with discussions re drafting a Housing Plan.
- Discussion of SECHA's role with Windham and New London – New London faces opposition to market rate housing.
- Need to plan ahead and schedule for future PZC meetings. Ms. Kennedy to send poll of general availability.

#### 7. Regional Initiatives

Ms. Kennedy and Mr. Butler discussed recent findings from the JLUS Housing Study. A majority of the hiring that Electric Boat was planning has already happened, especially with engineers. Remaining hiring will be mainly trades workers in the shipyard. A survey of housing preferences showed an overall preference for low-cost (~\$1,500 a month mortgage or rent) single family homes within 30 minutes of their workplace, although younger workers are more likely to say they would prefer to be closer so they can bike or walk to work. Mr. Oefinger asked if there was a way SECHA could be helpful in interpreting and promoting these findings. This discussion will be continued at the November meeting, when we should have more information on next steps.

#### 8. New Business

No new business was discussed.

#### 9. Next Meeting Date is Nov. 8<sup>th</sup>.

A Doodle Poll will be sent out to determine a date for the December lunch meeting.

#### 10. Adjournment

Mr. Wheeler adjourned the meeting at 9:42.