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**TOWN OF EASTON, MARYLAND
EASTON TOWN HALL
14 S HARRISON STREET**

April 1, 2019

PRESENT AT CONVENING.

President of the Council John Ford
Councilmember Alan I. Silverstein
Councilmember Megan M. Cook

Also present was the Town Manager Mr. Don Richardson and Town Clerk Mrs. Kathy M. Ruf.

The Town Attorney Mrs. VanEmburch was excused. Mayor Willey and Mr. Engle were not present and were attending the Beechwood Neighborhood Association meeting.

CALL TO ORDER.

At 7:00 p.m., President Ford called the meeting to order.

OPENING REMARKS BY MRS. COOK AND PLEDGE OF ALLEGIANCE.

Mrs. Cook led those present in the Pledge of Allegiance.

APPROVAL OF MINUTES OF MARCH 18 MEETINGS.

Upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, minutes of the March 18, 2019 meetings were approved.

ITEMS BY THE TOWN MANAGER.

Town Manager, Mr. Richardson asked for approval for the Easton Fire Department to take an engine to Dulaney Memorial Gardens in Timonium for the memorial service for Assistant Chief Danny Lister of the Queen Anne-Hillsboro Volunteer Fire Company who passed away in the line of duty.

Upon motion by Mr. Silverstein, seconded by Mrs. Cook and carried unanimously, permission was granted.

Mr. Richardson stated he is in receipt of a letter from the Board of Education office requesting permission to use the EVFD as part of their emergency plan should their Mt. Pleasant building be unable to be occupied.

Upon motion by Mr. Silverstein, seconded by Mrs. Cook and carried unanimously, permission was granted.

APPROVAL OF BID FROM MID ATLANTIC ASPHALT FOR PAINTING OF BASKETBALL COURTS AT IDLEWILD AND MOTON PARK.

Mr. Richardson stated that this approval is a necessary step for an art project being done early in June by the Arts Council. He stated that the expenditure is not included in the current budget. He stated that three proposals were received with amounts ranging from \$7,400 to \$7,700 and Parks and Recreation is recommending the bid from Mid Atlantic Asphalt in the amount of \$7,446.09 which includes a high-power wash system.

Upon motion by Mrs. Cook, seconded by Mr. Silverstein and carried unanimously, approval was granted to accept the bid from Mid Atlantic Asphalt.

MR. DON BIBB, EXECUTIVE DIRECTOR, THE HOUSING COMMISSION OF TALBOT AND MR. PATRICK STEWART OF PENNROSE TO DISCUSS RAD CONVERSION OF THE DOVERBROOK APARTMENTS.

Mr. Bibb discussed the RAD situation. He stated that their intention is to proceed forward to convert Doverbrook facility into newer units and increase the density level. Mr. Bibb stated that he has worked with Patrick Stewart of Pennrose in Wicomico County and they have been selected as the developer.

52 Mr. Bibb stated that the project is State funded and applications will be submitted May 9 for tax
53 credits. He stated that they have held preliminary discussions with residents and they are ecstatic
54 for new housing.

55 Mr. Bibb discussed the Rental Assistance Demonstration Program. He stated that it includes public
56 housing where they look at dilapidated housing and decide to rehab or convert to new properties.

57 Mr. Bibb stated that the project will include income-based vouchers for 50 residents. He stated that
58 the residents will pay no more than what they are currently paying based on their income. He stated
59 that the current housing was built 47 years ago and there is not enough money to improve and
60 maintain the product.

61 Mr. Bibb introduced Mr. Patrick Stewart. Mr. Bibb stated that they have worked with the developer
62 in Salisbury where they demolished the outdated units and built 52 replacement dwellings.

63 Mr. Bibb stated that residents will be issued tenant protected vouchers. He stated that they will pay
64 no more than what they are currently paying as residents. He stated that they will have the first
65 right to come back to a new community. Mr. Bibb stated that they will facilitate the moving
66 process although the process could possibly be 18 months away. In the meantime, they will
67 continue the informational meetings with the current residents.

68 Mr. Bibb stated that they have held preliminary meetings with the Town of Easton's Planning &
69 Zoning.

70 Mrs. Cook discussed her concern for young families and open space. She stated that it is important
71 to move residents so the children remain in Easton Elementary School.

72 Mr. Patrick Stewart of Pennrose, stated he is excited for the opportunity to work in Easton. He
73 stated that they have had a successful partnership in Salisbury. Mr. Stewart stated that they are a
74 nationally recognized builder of affordable housing; headquartered in Baltimore with his office in
75 Philadelphia. He stated that they are tackling changing and aging housing stock.

76 Mr. Bibb stated that the next step is to submit the application to the State.

77 Mr. Stewart displayed a site plan. He stated that they plan to keep within the context of the
78 neighborhood and also replace the open space with new playground equipment. The development
79 will have an office with a community center. Mr. Stewart stated that they may have the opportunity
80 to address drainage issues on the site and nearby. The housing project would be joint, management
81 partnership.

82 Mr. Bibb stated the units will be income-based housing and the 30% rule still applies.

83 President Ford stated that he looks forward for additional updates.

84 **AUDIENCE COMMENTS.**

85 Ms. Carolyn Jaffe, VP East End Neighborhood Association stated that they will have their annual
86 cleanup and beautification day, Saturday April 13th 9AM to noon which will coincide with the
87 April 13, 10:30 a.m. South Street Affordable Housing Open House then the Railroad Station Open
88 House at 11:00 a.m.

89 President Ford stated that the filing deadline for the May 7th Town Election was 4:00 p.m. today.
90 Mayor Willey is running unopposed, Ward 1, and Ward 3 unopposed; Ward 2 is a contested seat,
91 with Talbot Bone and Don Abbatiello qualified candidates.

92 **ADJOURNMENT.**

93 Upon motion by Mr. Silverstein seconded by Mrs. Cook and carried unanimously, President Ford
94 adjourned the regularly scheduled meeting at 7:35 p.m.

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Kathy M. Ruf, Town Clerk