

TOWN OF SNOW HILL, MARYLAND
Life on the River

WORK SESSION

June 4, 2019

A Work Session of the Mayor and Town Council of Snow Hill, Maryland was held at the Train Station on Tuesday, June 4, 2019 with Councilwoman Gadoua presiding and called to order at 4:30pm.

PUBLIC OFFICIALS PRESENT

Councilwoman Alison Gadoua, Councilwoman LaToya Purnell; and Councilwoman Jenny Hall

STAFF PRESENT

Trish Goodsell, Assistant Town Manager

TOM AYD – DEVELOPMENT

Mr. Ayd advised that his project is for low-income, tax credit USDA housing and he has submitted his project to Maryland CDA for approval. His plan is to perform a gut renovation to Heritage Court apartments and build 24 new units on the 216 Belt Street property. The goal is to connect both communities. There will be an on-site community center/office for the residents.

Town Council asked the following:

Will there be on-site management? No live-in management will be needed due to the small number of units. There will be a part-time maintenance worker and part-time manager, which may increase based on need. Professional landscaping will be provided at both complexes.

What is the maximum number of people to inhabit a unit? Although unsure of the official restriction, he advised that no more than 5-6 people in a 3-bedroom unit would be allowed.

What are the details on the community center? The center will be used for meeting space with computers and Wi-Fi access. A social services office will be there, as well as the leasing office and a fitness room. Any resident can apply to use the meeting space after hours at no charge. Tenants can only access the community center through management.

Will there be a laundry room? Heritage Court has a current laundry room that will be doubled in size. The new 3-bedroom units will have washer/dryer in the unit.

Where will existing tenants go during renovation? The tenant is not allowed to incur the cost of relocation; therefore, they will provide a stipend to those who stay with friends or family or they will find housing close by. There will be a top priority to keep children in their same school district.

Will Snow Hill residents be a priority for rental approval? There is a Fair Housing Policy and a wait list policy that have to be followed. They can do an initial outreach early locally, but cannot commit to any one person.

How will the rentals be advertised? Signage would state “new affordable homes”.

Will Heritage Court be the first phase? Both will be done at the same time. The first phase will take approximately 5 months, with being on-line within 7-8 months. Leasing should start in July 2020.

Gary Weber questioned how far in advance residents would be relocated. Mr. Ayd stated it would be approximately 180 days prior, but he will be speaking with tenants early. All new rentals will cease around January 2020.

Mr. Weber questioned if tenants have to move if they receive an increase in income. Mr. Ayd stated his units will function much like New Hope Village, not Greenbrier Court which is 100% subsidized and has new rules. The new units are all tax credit homes and if the tenant’s income increases, they are subject to rental increase and annual base qualifications.

Mr. Weber stated he is familiar with police issues at Greenbrier and questioned what type of backgrounds will be done. Mr. Ayd stated they do high credit and criminal checks and hold their tenants to a high standard.

Fran Price questioned the rent for the units. One-bedroom at 60% would be \$650; two-bedroom at 60% would be \$765; and the three-bedroom units have no subsidizing so rent at 30% would be \$378 and at 60% would be \$885.

Sylvester Bratten questioned if the community center would be available for the general public to rent. Mr. Ayd advised it is only for tenants. Additionally, Mr. Bratten questioned if alcohol will be allowed at the center, which it would not.

Councilwoman Gadoua called for a motion to enter Executive Closed Session to discuss personnel matters. Councilwoman Jenny Hall gave the motion, which was seconded by Councilwoman Purnell. A roll call vote was taken and the motion was passed. The vote was 2 in favor; 0 opposed.

CLOSED SESSION SUMMARY

Following a motion by Councilwoman Hall, seconded by Councilwoman Purnell, the Council voted to meet in closed session at 5:04pm at the Train Station for personnel matters, as permitted under the provision of Section 3-305 of the State Government Article of the Annotated Code of Maryland. Topics discussed, and actions taken included:

- Town Manager resumes have been received and Council would like to begin interviews. Mayor-elect Weber plans to review the resumes and this matter will be discussed at a future meeting.

Councilwoman Gadoua left Executive Closed Session at 5:21pm and re-entered into open session. No one was present.

ADJOURNMENT

Councilwoman Gadoua adjourned the work session at 5:21pm.

Respectfully submitted: Trish Goodsell, Asst. to Town Manager