DEDHAM COUNCIL ON AGING

Meeting Minutes

February 15, 2018

Present: Chairman Leanne Jasset, Sherri Hannigan, Marie-Louise Kehoe, Geraldine (Geri) Pacheco, Russ Poole, Diane Barry Preston, Maureen Teti, Sandra Tocman, Parks and Recreation Representative Charles (Chuck) Dello Iacono, HESSCO Representative Anne Heller, COA Director Sheila Pransky

Meeting called to order by Chairman Leanne Jasset at 5:00 PM.

Absent: All present

Public Discussion: None

Guests: Town Manager Jim Kern updated the Board on the new Senior Center.

* This has been a difficult project. The building is way behind schedule and as a result the town has been investigating the Surety Bond posted by the developer at the start of the construction. He is reluctant to terminate the contractor as he does not feel this action would be in the best interest of the town and the contractor does have a good reputation. Several floors are 90% complete. However, the first floor Senior Center is only 65% completed. He added, "This has been a very frustrating process, but we will get there. And, it is beautiful."
* Moving into the building could be in mid-March for some and in mid-April for the Senior Center.
* When asked about the increased cost of the building, Mr. Kern said the time that passed between the purchase of the building and the actual planning and construction increased the cost, significant changes were made, and the fact it is an old building were factors.

Guests: Representatives from Greystar Real Estate Partners (Dan Lee, Alice Rand, and Steve Mack) accompanied by Attorney Peter Zahka appeared before the COA Board to present a plan to develop Overture Legacy Place as rental housing for active people 55 and over. This was the first Board they have appeared before as they prepare to present a zoning article at Town Meeting. They wanted and expected, the Board to raise many questions.

* Overture Legacy Place would be built on Quabash Road across from Whole Foods. It would have 200 active adult units with 10% affordable based on the median income in the area. Members of the Board questioned the low percentage of affordable units.
* Units would be approximately 900 square feet with 1 and 2 bedroom options. These will be strictly housing units with no mixed usage. Rents would range from $3,000-$4,000 monthly with a wide range of amenities offered at an extra cost. The representatives stressed this is less than the monthly payments for assisted living. However, the Board did question if these units were affordable for Dedham residents who may be selling their homes and wished to remain in Dedham.
* The Board raised concerns about the traffic on Legacy Place Boulevard. Greystar is very aware of this problem and is willing to look for solutions.

Minutes: Motion made by Sandy, seconded by Geri to accept the January minutes. So voted. Leanne Jasset, Sherri Hannigan, and Chuck Dello Iacono did not vote as they were not present at the January meeting.

Director's Report:

* The Traditions Center continues to experience growing pains. Classes are crowded, parking is limited, and some kinks with the class fees are being worked out. But all in all, things are going well. The increased revenue from the classes is welcome and will help us to do more for our seniors in the future. Currently, many of our programs are being underwritten by sponsors who provide lunch or refreshments along with the activity.
* We greatly appreciate several unsolicited donations we have received recently.
* The budget process is moving along. I have met with Jim Kern and Andrea Terkelsen for the initial discussion of the budget. I did request an additional staff member. My meeting with the Fin Com will be in early March.
* With the new senior Center becoming a reality, we are preparing for the opening. The development of materials (logo, brochures, etc) are all in the works. Two subcommittees were formed: Vettting Materials-Marie-Louise Kehoe, Diane, and Russ. Opening Events: Sherri, Sandy, and Marie-Louise Kehoe.
* Major changes are being made in our newsletter. Going forward they will be in color and changes in the format will make reading more appealing. Our Assistant to the director, Jackie Sullivan, has done a lot to move these changes forward.
* The request for a 26 passenger bus has been withdrawn for this year. Since many factors will go into the purchase decision, a smaller bus may be more desirable. Our priorities this past year and in the near future will be expanding program offerings, transportation to the Senior Center and medical appointments, and more educational programs in the medical and caregiving areas.
* After a meeting with representatives from the American Legion and Representative Paul McMurtry, the Over 90 Party will once again be at the American Legion. However, because of space and mobility issues, we will not be able to invite those who reside in assisted living facilities. Our goal is to once again invite these seniors and will likely move the event in the coming years. We are regarding this year as a transitional year, as the Legion has hosted this event for so many years.
* We are preparing a budget for the $100,000 we received from the State for the new center. The money must be spent this fiscal year.

HESSCO

* Sandy was welcomed to the HESSCO Board.
* The financial audit has been completed and HESSCO is in good financial condition.
* Governor Baker has increased the amount of money for seniors

New Business:

* The Greystar presentation took place at the beginning of the meeting. There was no other new business.

Old Business:

* Livable Dedham is finalizing its 3 year action plan.
* The spring forum is March 26th. One area of discussion relates to housing with the focus being what do we, the people of Dedham, want and not what developers want.

Motion made by Chuck, seconded by Geri, to adjourn. So voted.

Meeting adjourned at 6:50 PM.