

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 7 April 1986, 7:00 PM,
68 Windsor Avenue

Attendance: Marlin Murdock, Joseph Mercurio, James Sargent,
Barbara Yates, Leah Nazarian, Betty McManus, Anne
Puzella, Ann Hosmer/Acton Housing Authority
Jean Schoch/ League of Women Voters
Sean & Brian Lafferty, Developers; Gregg Suszinski,
Engineer; Russ Lattucca, Accountant; Marty Maria &
Frank Dentino, Builders;
Ed Troisi/Developer
Italo Visco/Architect/Hughes & MacCarthy

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:00 PM.
2. Minutes of Regular Meeting, 24 March 1986, were approved.
3. Italo Visco, Architect for elderly/family complex on Route 2A, updated the Board on the current complex under construction. Italo reviewed, with the Board, the necessity for Change Orders #5 & #6 as well as the revised schedule for completion of the project. Regarding Change Order #5, Leah Nazarian moved that the Contract be increased in the sum in the amount of \$4,072 for extra work performed in exploration to resolve sewer connection; extra work performed in roadway access, removing ledge and backfilling with gravel; and additional cost of mortise lock preparation for exterior doors. James Sargent seconded the motion and the Chairman called for a Roll Call vote.

Ayes

Joseph Mercurio
Barbara Yates
Leah Nazarian
James Sargent
Marlin Murdock

Nayes

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Regarding Change Order #6, Joseph Mercurio moved that the Contract be increased in contract sum and duration, \$15,597 for exterior door trim and modification; addition of GFI receptacles in "F" building bathrooms; and, for change of electrical service from overhead to underground. James Sargent seconded the motion and the Chairman call for a Roll Call vote.

'Ayes

Nayes

Joseph Mercurio
 James Sargent
 Barbara Yates
 Leah Nazarian
 Marlin Murdock

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4. Board approved Executive Director's recommendation to replace Citizen Advisory Committee Member, Whit Mowry, with Marguerite Gabrielson.
5. Joe Mercurio moved that the Board Members approve Cash Dispersement Voucher #25. Jim Sagent seconded the motion and all Members approved.
6. Sean & Brian Lafferty, Developers, were introduced to the Board. Brian Lafferty introduced Gregg Suszinski, Engineer; Russ Lattucca, Accountant; and builders, Marty Maria & Frank Dentino. Brian discussed his proposed building of 18 condominiums and his intention of renting 4 of the units to the Authority for 15 years. After the fifteen year time frame, the units would be deeded over to the Authority without any additional cost. The sense of the Board Members was to support the proposed idea. The Executive Director was instructed to investigate the feasibility of the proposed plan.
7. Ed Troisi, a Developer from Maynard, met with the Board to explore the Board's interest in owning or renting apartments that he plans to construct. The sense of the Members present was to have Mr. Troisi present a formal proposal, for their review, in the near future.
8. The Board was updated, by the Executive Director, on the current status of repairs to be done at Windsor Green. To date, Ken DiNisco has not submitted working drawings for the Authority's final review.
9. Board reveiwed the proposed rehab work to be done at 27 Concord Road.
 - A. The Director informed the Board of EOCD's decision to require the Architect to draw plans for wheelchair accessibility. Both the entrance into the house and two bathrooms must be wheelchair accessible.
 - B. Barbara Yates moved that the request for Extra Services by William Rowe Associates of \$3,920 be approved. James Sargent seconded the motion and the Chairman called for a Roll Call vote.

Ayes

Joseph Mercurio
 James Sargent
 Marlin Murdock
 Barbara Yates
 Leah Nazarian

Nayes

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10. Executive Director's Report

- A. NAHRO's Annual Conference for May was noted. Board Members interested in attending should contact the Executive Director before 4/25/86. The Authority has reserved one double and one single room at the Sea Crest Hotel in Falmouth for the Conference.
- B. A discussion followed on the Court's ruling against the City of Boston's Linkage Program. The Executive Director stated that the Authority's Legal Counsel was in the process of rendering a legal opinion on developers being asked to donate to the Authority's Planning and Development Fund.
- C. The Board reviewed the cover letter sent to the Selectmen requesting their support of the Authority's application for the purchasing of 34 condominium units.
- D. The Acton Housing Authority was awarded 3 additional 707 Certificates based on the Authority's excellent leasing history.
- E. The Authority will be contracting with America Techrotherm this summer to do preventative maintenance of the electric storage heaters. The estimated cost will be \$236.50 which will cover the cost of 4 hours of labor and travel time for one person.
- F. The Board discussed the need to update the Planning Council on the critical shortage of affordable housing in the Acton area. The Director will send a letter asking to meet with them at a convenient time.
- G. The Board authorized the Chairman to sign the "Auditor's Statement" regarding the financial status of the Authority.
- H. Discussion followed regarding the Court's ruling against Harold Brown, a landlord, as to his apparent discrimination against prospective Section 8 applicants.
- I. As of April 15th, Local and State employees' overtime will be calculated at time and a half for every hour of overtime accrued.
- J. A request by two Section 8 Certificate Holders to have their

Certificates become mobile was revealed. Barbara Yates moved, that based on the Certificate Holders written request, their Certificates be granted mobility status. Jim Sargent seconded the motion and all Members approved.

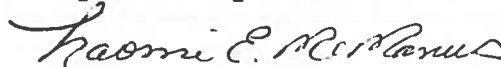
- K. Two proposals for the Single Audit Concept were reviewed. Joseph Mercurio moved that the State Auditor's Proposal be accepted. Jim Sargent seconded the motion and all Members approved.
 - L. Marlin Murdock, Rick Black and Betty McManus attended a Mass Housing Partnership Conference. Marlin & Betty updated the Board on the issues discussed at the conference.
 - M. HUD has informed the Authority verbally that the renewed ACC for the Section 8 Program is being forwarded for signatures.
 - N. EOCD's letter, praising the Authority's management performance was noted.
 - O. Board was updated on the Executive Director's request to EOCD for Chapter 707-SRO funding to house the mentally impaired.
11. Marlin Murdock, Chairman, appointed Barbara Yates and Joe Mercurio to the Nominating Committee. Barbara Yates moved that the current slate of officers be placed in nomination for the Annual Meeting to be held on May 5th. The slate of officers is as follows:

Marlin Murdock,	Chairman
Leah Nazarian,	Vice-Chairman
Jim Sargent,	Treasurer
Joseph Mercurio,	Secretary
Barbara Yates,	Member

Joseph Mercurio seconded the motion and all Members approved.

- 12. Marlin Murdock will have the final draft of the Authority's Five Year Housing Plan ready for Board approval on 4/28/86.
- 13. Regular Meeting adjourned at 11:00 PM.
- 14. Next Regular Meeting will be held on 4/28/86 at 7:00 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director