

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 2 December 1985, 7:30 PM, 68 Windsor Avenue

Attendance: Marlin Murdock, Joseph Mercurio, James Sargent, Leah Nazarian, Barbara Yates. Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 PM.
2. Approval of the Minutes of the Regular Meeting, 18 Novemebr 1985.
3. Approval of the Cash Dispersements for the period covering November 18, 1985 to December 2, 1985, voucher #20.
4. James Sargent and Joseph Mercurio expressed their appreciation to the Executive Director for her presentation as a panelist at the Metro-West Caucus held on November 22, 1985 at Maynard's Town Hall.
5. The Board agreed that a letter from the Authority's Chairman should be sent to Armand Dufreshe, the Town Planner, thanking him for all he had personally done for the Authority and wishing him success in his future career plans.
6. Executive Director's Report
 - A. The Board discussed the possibility of submitting a Warrant Article to the Annual Town Meeting requesting that the town give a suitable piece of land to the Authority for elderly/family housing. The Executive Director was instructed to research possible town ownedland which would be appropriate sites for future housing of elderly and families. The Board authorized the Director to submit a warrant article if a site was found.
 - B. The Board reviewed the letter sent out by the Acton Visiting Nurses outlining their services to the community.
 - C. A letter of appreciation sent by the Concord Area Mental Health and Retardation Board to the Acton Housing Authority regarding the Authority's purchase of the group residence at 27 Concord Road was read.
 - D. Harry Henshaw's letter of resignation from the Concord Assabet School was noted.
 - E. The Authority has requested EOCB approval to use HUD's FMR's for the Acton and Boxboro area.
 - F. James Sargent moved that the Board approve the Annual Contract for Accounting services with Gordon & Marotto. Joseph Mercurio seconded the motion and All Members voted in favor.

G. The Windsor Green Annual Holiday Party will be held on December 11, 1985 from 10 AM until Noon.

7. Old Business

A. Update of the Elderly/Family Complex

1. Joseph Mercurio moved that the request for Extra Services from Hughes & MacCarthy be approved and submitted to EOCB for authorization. This request for Extra Services is as of November 1, 1985 is for \$3488. James Sargent seconded the motion and the Chairman called for a Roll Call vote.

Ayes	Nayes
James Sargent	-0-
Joseph Mercurio	
Barbara Yates	
Leah Nazarian	
Marlin Murdock	

2. Joseph Mercurio moved that the foregoing resolutions be adopted as introduced and read, which motion was seconded by James Sargent, and upon roll call the "Ayes" and "Nayes" were as follows:

AYES	NAYES
James Sargent	
Marlin Murdock	
Joseph Mercurio	-0-
Leah Nazarian	
Barbara Yates	

The Chairman thereupon declared said motion carried and said resolution adopted.

AMENDMENT TO
 CONTRACT FOR FINANCIAL ASSISTANCE
 by and between
 THE COMMONWEALTH OF MASSACHUSETTS
 Acting by and through the Department of Community Affairs
 and

Acton Housing Authority

Dated 3/6/81 for State-Aided Housing Project 667-2

WHEREAS:

(a) The above described contract provides that the Commonwealth shall provide a grant in the amount of \$1,035,000 for the development of the described Project; and

(b) The Department has now determined that the Total Development Budget of the Project shall not exceed the adjusted amount of \$1,097,000.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

(a) The total number of units is hereby changed from N/A to N/A

(b) The Commonwealth agrees to provide financial assistance in the adjusted amount of \$1,097,000.

In all other respects the Contract is ratified and confirmed by the parties.

3. Joseph Mercurio moved that the foregoing resolutions

be adopted as introduced and read, which motion was seconded by _____

James Sargent, and upon roll call the "Ayes" and

"Nays" were as follows:

AYES	NAYES
James Sargent	
Marlin Murdock	
Joseph Mercurio	
Leah Nazarian	
Barbara Yates	
	-0-

The Chairman thereupon declared said motion carried and said resolution adopted.

AMENDMENT TO

CONTRACT FOR FINANCIAL ASSISTANCE

by and between

THE COMMONWEALTH OF MASSACHUSETTS

Acting by and through the Department of Community Affairs

and

Acton Housing Authority

Dated 3/6/81 for State-Aided Housing Project No. 705-1

WHEREAS:

(a) The above described contract provides that the Commonwealth shall provide a grant in the amount of \$720,000 for the development of the described Project; and

(b) The Department has now determined that the Total Development Budget of the Project shall not exceed the adjusted amount of \$933,000.

THE PARTIES THEREFORE AGREE AS FOLLOWS:

(a) The total number of units is hereby changed from N/A to N/A

(b) The Commonwealth agrees to provide financial assistance in the adjusted amount of \$933,000.

In all other respects the Contract is ratified and confirmed by the parties.

4. The Board Members will conduct walking tours of the 2A site for the Citizens' Advisory Committee once the weather conditions improve.

B. Eliot House

1. The schematics have been submitted to EOCD for approval. To date EOCD has been unable to review the plans as there is not sufficient staff. The Executive Director expects a letter from EOCD outlining how the Authority can resolve the issue. The next Citizens' Advisory Committee Meeting is tentatively scheduled for January 6, 1986 at 7 PM. The schematics are available at the Authority office for review.

C. Windsor Green Repairs

1. At the Regular Meeting of January 6, 1986, the Authority will meet with Ken DiNisco, the Architect in charge of the Windsor Green rehabilitation work, and review his written report which addresses the issues raised by the Tennant Gadd investigational study.
2. The Board was requested to review the DiNisco report before the meeting and to submit to the Executive Director any questions of specific concern. It was felt that this approach would be most productive for all concerned.

8. New Business

A. James Sargent moved that the proposed Operating Budget for State-aided 667-1 Housing, of the Acton (Chapter 200/667/705/689) Housing Authority, Development Number 667-1 for fiscal year ending 12/31/86, showing Total Operating Receipts of \$ 109,115 and Total Operating Expenditures of \$ 133,096, thereby requesting a

subsidy of \$ 23,981 be submitted to the Executive Office of Communities and Development for its review and approval. Joseph Mercurio seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

B. James Sargent moved that the proposed Operating Budget for State-aided 689-1 Housing, of the Acton (Chapter 200/667/705/689) Housing Authority, Development Number 689-1 for fiscal year ending 12/31/86, showing Total Operating Receipts of \$ 17,820 and Total Operating Expenditures of \$ 13,488, thereby requesting a subsidy of \$ -0- be submitted to the Executive Office of Communities and Development for its review and approval. Joseph Mercurio seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

C. Joseph Mercurio moved that the proposed Operating Budget for State-aided 705-2 Housing, of the Acton (Chapter 200/667/705/689) Housing Authority, Development Number 705-2 for fiscal year ending 12/31/86, showing Total Operating Receipts of \$ 13,923 and Total Operating Expenditures of \$ 30,946, thereby requesting a subsidy of \$ 17,023 be submitted to the Executive Office of Communities and Development for its review and approval. James Sargent seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

D. A discussion by the Board on the proposed Tenant Selection Regulations followed. It was the sense of the Members that EOCD had not allowed sufficient time for review and feedback. The Executive Director was instructed to contact EOCD and inform them of the Authority's position.

9. Barbara Yates moved that the Authority move into Executive Session for the purpose of discussing a specific incident involving a 705 tenant housed by the Authority. Leah Nazarian seconded the motion and the Chairman called for a Roll Call vote.

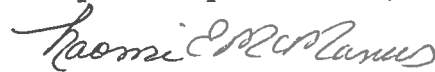
Ayes
James Sargent
Joseph Mercurio
Marlin Murdock
Leah Nazarian
Barbara Yates

Nayes
-0-

The Chairman noted that the Regular Meeting would not reconvene after the Executive Session.

10. The Regular Meeting adjourned at 10:15 PM.
11. The next Regular Meeting will be held on December 16, 1985 at 7:30 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director