

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 17 December 1984, 7:30 PM, 68 Windsor Avenue

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

1. Marlin Murdock, Chairman, called the meeting to order at 7:30 PM.
2. Minutes of the Regular Meeting, 3 December 1984, were approved.
3. Executive Director's Report
 - A. A memo from the Sudbury Housing Authority notifying all interested parties that two elderly units will be available in the near future.
4. James Sargent moved that the Board move into Executive Session for the purpose of discussing acquisition of real property. Joseph Mercurio seconded the motion. Marlin Murdock called for a roll call vote.

Ayes

Nayes

Joseph Mercurio
James Sargent
Barbara Yates
Leah Nazarian
Marlin Murdock

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5. The Chairman announced that the Regular Meeting would reconvene after the Executive Session.
6. The Regular Meeting was reconvened at 9:38 PM.
7. Executive Director's Report Continued
 - A. The legal opinion of Dan Greenberg regarding back rent owed by a tenant was discussed.
 - B. James Sargent Moved that the Acton Housing Authority authorize Dan Greenberg to notify the resident of the need for payment in full within 90 days. Barbara Yates seconded the motion. All Members voted in favor.
 - C. The National NAHRO Convention to be held in Washington in February was noted.
 - D. The Housing the Elderly Report was made available to the Members of the Board.

- E. MMDT is currently at 9.72%.
 - F. The Balance Sheets for the period ending 31 October 1984 were made available for Board review.
 - G. A letter from Bay Group regarding the availability to Housing Authorities in Massachusetts to finance new market rate multi-family rental apartment developments through the issuance of tax exempt Multi-Family Housing Revenue Bonds was noted. The Director will contact the group to discuss the program further.
8. Approval of cash disbursements was deferred until the next Board Meeting.
9. Old Business
- A. The Board was informed that Italo Visco has spoken to the Director on the additional changes pending regarding the elderly/family complex.
 - 1. The grading for the 2½ story elderly building will be higher in the back than the other elderly unit.
 - 2. The gallery porch for the elderly units will measure 4'6" adding an additional 10" to the proposed porch.
 - 3. The emergency call system will be wired into the smoke detector system.
 - 4. The Director instructed the architect not to install overhead lights in the elderly unit's bedroom but to put them in the kitchen.
 - 5. The Architect will contact the telephone company to find out the procedure to have the units prewired.
 - B. The Designer Selection Board will be meeting on December 20, 1984 to review the three proposals for the investigative study to be done at Windsor Green.
 - C. EOCB has requested a lighting company to come out and review the amount of energy consumption Windsor Green uses. Karl Stockman, of EOCB, is hopeful that the professional advice will be of value to the Authority in the future for reducing the current high energy consumption at Windsor Green.
 - D. The Board reviewed John Hughes' (architect for the elderly/family complex) request for payment for Basic Services rendered.
 - 1. James Sargent moved that the Executive Director request authorization for payment of \$22,129 to Hughes & MacCarthy. Barbara Yates seconded the motion. All Members voted in favor.
 - 2. The Board further reviewed John Hughes' request to EOCB to increase the construction cost, architectural fee and reconsideration of the invoice dated April 20, 1984 for extra services. The Board

Section 3. The Officers of this Authority shall be, and they are hereby authorized and directed, on and after the execution of said contract by the respective parties thereto, to do and perform on behalf of the Authority all acts and things required of the Authority to perform fully all of its obligations thereunder.

Section 4. This resolution shall take effect immediately.

Joseph Mercurio moved that the foregoing resolutions be adopted as introduced and read, which motion was seconded by Leah Nazarian, and upon roll call the "Ayes" and "Nays" were as follows:

AYES
James Sargent
Joseph Mercurio
Marlin Murdock
Barbara S. Yates
Leah Nazarian

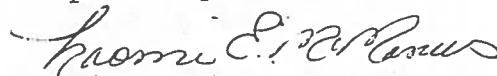
NAYES

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

11. The Regular Meeting was adjourned at 10:40 PM.
12. The next Regular Meeting is scheduled for 7 January 1985 at 7:30 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director