

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 3 March 1986, 8:30 P.M., 68 Windsor Avenue

Attendance: James Sargent, Joseph Mercurio, Leah Nazarian, Barbara Yates.
Betty McManus, Anne Puzella, Ann Hosmer/ Acton Housing Authority.
Jean Schoch/League of Women Voters. Guy Compagnone, Developer;
John Danforth, Real Estate Agent.

Absent: Marlin Murdock

1. Leah Nazarian, Vice Chairman, called the Regular Meeting to order at 8:30 PM.
2. Joseph Mercurio moved to approve cash disbursements voucher #24 with the correction of the monthly total to read \$228,040.47. Barbara Yates seconded the motion and all members voted in favor.
3. Executive Director's Report
 - A. The proposals for 705 and 667 are due April 1st for the first round of funding for EOCD. The second round of funding proposals are due June 1st and the third round of funding are due September 1st.
 - B. A letter sent to the new landlord of three complexes currently housing Section 8 Certificate Holders was discussed.
 - C. Due to the dissolution of the partnership of Gordon and Marotto the new contract with Howard Gordon was reviewed. James Sargent moved that the Executive Director sign the contract, Joseph Mercurio seconded the motion and all members voted in favor.
 - D. Sea Crest Hotel confirmations for the Annual NAHRO meeting to be held in May were received.
 - E. NAHRO's New England Regional Council to be held on March 4th and 5th was noted.
 - F. An investor in one of the Codman Hill Apartment buildings has contacted the Authority and has stated he would like to work with the Authority in housing our clients.
 - G. Joan Gross's letter thanking the Executive Director for the Authority's support of her nomination of President of Mass NAHRO was discussed.
 - H. Mass Group Insurance's Open House on March 12, 1986 was noted.
 - I. EOCD's Conference on alcoholism to be held on April 28, 1986 was discussed.

- J. The Executive Director read a letter from a Section 8 Certificate Holder requesting her Certificate be made mobile due to several personal reasons. Barbara Yates moved that the Certificate become Mobile. Joseph Mercurio seconded the motion and all Members voted in favor.
 - K. The Board was informed that two brothers have contacted the Authority to discuss the possible construction of multi-family housing. James Sargent and Joseph Mercurio volunteered to meet the brothers with the Executive Director and discuss the possible options. They will report to the Board on March 24, 1986 the results of the meeting.
 - L. The Authority has received Crestfield Trust's \$10,000 donation to the Planning and Development fund. Barbara Yates represented the Authority at the Selectmen's meeting when the Selectmen granted the condominium permit to the Developer with one of the conditions being that the developer donate \$10,000. Ms. Yates informed the Board that the Selectmen requested that the Authority outline how the Fund will be used in the future and obtain a legal opinion that the Authority is within its rights to establish the Fund.
 - M. The State Auditor's will be auditing the Authority for its Biannual audit starting March 10, 1986.
 - N. EOCD has sent a letter stating that there are no Section 8 Certificates administered by their office in this area.
4. Old Business
- A. The Board reviewed the two latest letters from William Rowe to the Authority. Ms. Nazarian voiced her concern that it appears Mr. Rowe is raising issues which had been resolved at the EOCD joint meeting. Ms. Nazarian requested that the Executive Director inform Mr. Rowe of the Authority's displeasure with the intent of his correspondence and that any further communication on the subject by Mr. Rowe will be viewed very negatively. Ms. Nazarian further instructed the Executive Director that in the future if a consultant is needed by Mr. Rowe on the design phase that he request authorization from the Board.
 - B. James Sargent moved that William Rowe's request for Extra Services of \$1,580 covering the additional designs requested by EOCD be approved. Barbara Yates seconded the motion and all Members approved.
 - C. The Board met with John Danforth, real estate agent, and Guy Compagnne, developer to discuss the possibilities of a joint venture in building multi family housing. The developer asked if the Authority could find out the current bylaws for the density factor and the percent of the total coverage of the land being discussed. Once the developer has that information he would be able to project the financial feasibility of the project and report back to the Board.

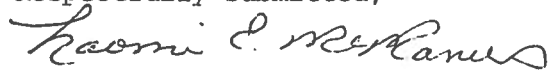
5. New Business

- A. The Regular Meeting of the Board on March 24, 1986 will be for the purpose of finalizing the Authority's Five Year Plan.
- B. The Authority will discuss the possibilities of submitting proposals for Housing Grants.

6. The Meeting adjourned at 10:50 P.M.

7. The next Regular Meeting will be held on March 24, 1986 at 7:30 P.M.

Respectfully submitted,



Naomi E. McManus
Executive Director

ACTON HOUSING AUTHORITY

Minutes of the Citizens' Advisory Committee for the elderly/family complex.
3 March 1986, 4:30 P.M., 68 Windsor Avenue.

Attendance: Leah Nazarian, Barbara Yates, Joseph Mercurio, James Sargent.
Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.
Advisory Committee Members: Dave Deloury, Margaret Rennie,
Kathy Maslanka, Roswell Cummings, Mildred Brady, Gayle Lindquist.
Pat Guarracino/ General Contractor. Tom Kmiec, Construction
Supervisor, Robert Lindquist, Clerk of the Works. Italo Visco,
Architect/Hughes & MacCarthy. Jean Schoch/League of Women Voters.

Absent: Marlin Murdock

1. The Citizens' Advisory Committtee met with the Board, staff, General Contractor, Superintendent, Clerk of the Works and Architect to tour the new complex under construction on Route 2A.
2. The elderly housing units were toured and time was allowed for questions.
3. The family duplexes and handicapped family unit were toured and time was allowed for questions.
4. A cold buffet was served at the Authority's Community Building with the opportunity to informally discuss the complex.
5. Italo Visco conducted a formal presentation on the construction and a discussion of the selection of colors for tiles, rugs, flooring and paint. Mr. Visco was requested to provide additional samples to allow a greater choice for the Citizens' Advisory Committee.
6. The Executive Director stated that the Color Board with additional selections would be available at the Authority's office. It was agreed that the final selections would be based on the majority's choices.
7. Leah Nazarian, Vice Chairman, thanked all of the members for attending the meeting and expressed the Board's appreciation for their dedication and commitment to the project.
8. The Citizens' Advisory Committee Meeting was adjourned at 8:20 P.M.

Respectfully submitted,



Naomi E. McManus
Executive Director