

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, 2 June 1986, 7:30 PM, 68 Windsor Avenue

Attendance: Marlin Murdock, Leah Nazarian, Barbara Yates, James Sargent.
Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority.
Jean Schoch/League of Women Voters. Babs Fenby, Dottie Smith/
Concord Area Office, DMH.

Absent: Joseph Mercurio

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 PM.
2. Minutes of the Regular Meeting, 19 May 1986, were approved.
3. Executive Director's Report
 - A. The new J.T.P.A. Summer Youth Employment and Training Contract was signed by the Director. The youth who had been working at the Authority during the Spring has been terminated.
 - B. EOCD's Construction Conference on 5 June 1986 will be held at the Westborough Housing Authority. James Sargent and Betty McManus will attend for the Authority.
 - C. NAHRO's request to Housing Authorities to submit applications for Annual Awards was noted.
 - D. Lexington Development's Board of Appeals Hearing on 9 June 1986 was discussed.
 - E. The Partnership for Affordable Housing Conference on 3 June 1986 was noted.
 - F. Acton's request for a 20% increase over HUD's FMR was reviewed.
 - G. A decision to apply for Section 8 Voucher Funds was tabled until the next Regular Board Meeting.
 - H. EOCD's letter addressing a tenant's unpaid rug damages was reviewed. It was the sense of the Board based on EOCD's recommendation to waive the remaining damage charges.
 - I. Those Board Members interested in attending the Tuft's Training Conferences for Housing Authority Commissioners should contact the office.

J. The preliminary negotiations with the Developer by the Executive Director, regarding the purchase of four units converting to Condominiums at Meadowbrook was discussed. Formal negotiations must wait until the Authority has received EOCD's approval.

4. Old Business

- A. James Sargent and Betty McManus informed the Board of their joint meeting with the Laferty Brothers and the Authority's Legal Counsel. They discussed with the Members the issuance of a Comprehensive Permit which would allow the construction of 16 multifamily units to be located on Parker Street.
- B. Babs Fenby and Dottie Smith met with the Board to discuss the joint proposal of the Authority and DMH to house emotionally impaired area adults under Chapter 707-SRO funding. After a lengthy discussion the Board instructed the Executive Director to send a letter to the Selectmen requesting endorsement of "The Supported Independent Living Project". The Director will request a meeting with the Selectmen for 10 June 1986.
- C. The Board reviewed EOCD's letter regarding the rehabilitation of 27 Concord Road. The Director stated there remains some confusion on the intent of EOCD's letter authorizing the Authority to proceed. The Director is awaiting clarification and once authorization to proceed is granted by EOCD she will instruct the Architect.
- D. The repair work on Windsor Green is awaiting EOCD's authorization to instruct the architect to go out to Public Bid for a General Contractor.
- E. Elderly/Family Complex on Great Road.
1. Leah Nazarian moved that the Acton Housing Authority approve Change Order #8 in the amount of \$2,271.00 for the additional handrails at stairs in "F" and "HC" Buildings and the addition of ridge vents and change of soffits to vented type at "F" Building storage areas. Barbara Yates seconded the motion and the Chairman called for a roll call vote.

Ayes

Nays

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Leah Nazarian
Barbara Yates
James Sargent
Marlin Murdock

2. Barbara Yates moved that the Acton HOusing Authority approve Change Order #9 for the amount of \$2,504.00 for the addition of added blocking for additional handrails in "F" and "HC" Building, additional GWB installation for continuity at bathtubs

on party wall, addition of ceiling access panels in family units and size increase in Elderly Buildings and to substitution of precast concrete for granite curbing (credit). James Sargent seconded the motion and the Chairman called for a roll call vote.

Ayes

Nayes

Leah Nazarian
Barbara Yates
James Sargent
Marlin Murdock

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3. The Director informed the Board that the repair of the sewer line was completed by Dexter Loring on 30 May 1986.
5. New Business was tabled until the next Regular Meeting to be held on 16 June 1986 or 23 June 1986. It was agreed that the meeting would be scheduled on the date that the greater percentage of the Board could be present.
6. The Regular Meeting adjourned at 10:30 PM.
7. The next Regular Meeting will be held on 16 June 1986 or 23 June 1986. The Director will notify the Board of the final date.

Respectfully submitted,



Naomi E. McManus
Executive Director