

## ACTON HOUSING AUTHORITY

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Minutes of the Regular Meeting, 29 September 1986, 7:30 p.m., 68 Windsor Avenue

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

Absent: Barbara Yates, Leah Nazarian.

1. Marlin Murdock, Chairman, called the Regular Meeting to order at 7:30 PM.
2. Minutes of the Regular Meeting, 11 August 1986, were approved.
3. Minutes of the Regular Meeting, 15 September 1986, were approved with the following correction:
  - 8D. James Sargent seconded the motion and all members voted in favor.
4. A discussion of Leah Nazarian's resignation followed. The Executive Director recommended that the Acton Housing Authority place Jean Schoch's name in nomination before the Selectmen as the Authority's candidate to fill the unexpired term. James Sargent moved to accept the Executive Director's recommendation. Joseph Mercurio seconded the motion and all Members approved.
5. The approval of Cash Disbursements Voucher #33 was deferred until the next Regular Meeting.
6. Executive Director's Report
  - A. The Board reviewed Acton Affirmative Action Goal of 13% as set forth by EOCD. Until all the State housing programs administered by the Authority, in the Town of Acton, have reached 13% Minority occupancy, the Authority must house 1 minority out of every three units to be occupied. The effective date of the new regulation is December 3, 1986.
  - B. The Board discussed Acton's Land Bank proposal. The Director will contact Doug Halley to discuss how the Authority could best be served.
  - C. The directory, Acton's Guide, listing all businesses and agencies was noted.
  - D. NAHRO's request for local Housing Authorities to contact State Legislators to support House Bill #2718 regarding Special investigative powers for local Housing Authorities against fraud was discussed. A letter will be sent to the State Representative asking for his support.

- E. EOCD's Consulting Contract was noted.
- F. The Authority and the Concord Area Office will submit an application to EOCD for SRO (Single Room Occupancy) funding.
- G. The Executive Director will be meeting with the developers of the proposed 88 condominium units to be built in South Acton. A report of her meeting will be made at the next Regular Board Meeting.
- H. DMH and a group of community people have requested to meet with the Board to discuss the possibility of the Authority purchasing another house with 689 funding.
- I. A discussion followed that an additional 15 hours needs to be added to the office staff. The Executive Director recommended hiring a part-time 15 hr./week assistant clerk/housing inspector. The Board authorized the Director to follow through with her recommendation.
- J. The Board reviewed EOCD's memo regarding the Pilot Pet Program study. It was the sense of the staff and Board Members that at this point in time the Authority could not administer a Pilot study due to time constraints.
- K. MMDT's 6.22% interest for September was noted.
- L. The Town Planner's thank you note to the Board was reviewed.
- M. Minuteman Home Care Corporation's "Senior Speak-out" on October 21st from 9:30-12 was noted.

## 7. Old Business

- A. SRO - Group Residence. The Director will be contacting the owner of the house requesting that the rehab work be completed in October. Once the work is finished the house will meet all Local Codes which will allow up to 8 mentally handicapped adults to live in the residence.
- B. Elderly/Family Complex.

1. Joseph Mercurio moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by James Sargent and upon roll call the "Ayes" and "Noys" vote as follows:

AYES

NAYS

Joseph Mercurio  
James Sargent  
Harlin Murdock

-0-

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

The following resolution was introduced by Joseph Mercurio

read in full and considered:

That the Acton Housing Authority approve Change Order #15 in the amount of \$9,083 for the added work in the removal of ledge at roadway underground utility trenches. The Contract time will be unchanged.

2. Joseph Mercurio, moved that the foregoing resolution 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

Joseph Mercurio  
James Sargent  
Barbara Yates

## NAYS

-0-

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

The following resolution was introduced by Joseph Mercurio

read in full and considered:

That the Acton Housing Authority approve Change Order #16 in the amount of \$2,200 for ledge removal at sewer line and increase the contract duration for causes beyond the contractor's control for an additional 35 days.

3. The Board reviewed the new Blackstone Agreement drawn up by the Authority's Legal Counsel. The Director has forwarded it to Blackstone for signing.
- C. Laferty Agreement. The Board reviewed the Laferty Agreement which has been drawn up by Legal Counsel. After a discussion and review the Board requested that the Director send it back to the Legal Counsel with the Authority's input.
- D. Windsor Green's Repairs. The remedial repair work of Windsor Green will begin within the next ten days.
- E. Sotir Papalilo's Proposal. The Board reviewed Mr. Papalilo's letter of September 17, 1986 requesting action by the Authority on his request to support his proposed construction of 170 multifamily units. The Board instructed the Executive Director to send a letter outlining the concerns of the Authority and that it would be appropriate that once the CDC for the Town is formed, this would be the best avenue to pursue approval for his proposal.
- F. Condominium Grant - 705-3
  1. The Director informed the Board that three units had been appraised and all the documentation regarding the condo units has been submitted to EOCB for approval.
  2. The Board reviewed the Legal Service Contract for the 705-3 Grant. James Sargent moved that the Board enter into a legal Contract with Scheier, Scheier & Graham, P.C. to represent the Authority on the 705-3 project. Joseph Mercurio seconded the motion and the Chairman called for a roll call vote.

## Ayes

James Sargent  
Joseph Mercurio  
Marlin Murdock

## Nays

-0-

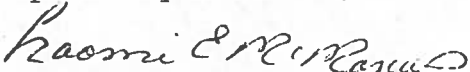
8. New Business

Ann Anderson, Chapter 707 Coordinator of EOCD, representing Amy Anthony met with the Board to request that the Authority consider setting aside five units of elderly housing at the new complex for a nine month period. The Amesbury Housing Authority must relocate 104 elderly tenants due to structural defects in the elderly complex. The Board discussed her request and agreed to set aside the five units.

9. The Regular Meeting was adjourned at 10:30 PM.

10. The next Regular Meeting will be held on October 14, 1986 at 7:00 PM.

Respectfully submitted,

  
Naomi E. McManus  
Executive Director