

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting, April 25, 1985, 7:30 PM, 68 Windsor Avenue

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

1. Leah Nazarian, Vice Chairman, called the meeting to order at 7:30 PM. Marlin Murdock, Chairman, assumed the Chair of the meeting at 7:35 PM.
2. Old Business
 - A. 667-2/705-1 Project
 1. Italo Visco informed the Board of the opening of sealed sub-bids and the bids from the five general contractors.
 2. There have been two letters of protest against the two lowest general contractors. The Authority discussed the protest letters and the possible legal ramifications. Leah Nazarian moved to take all the bids under advisement and seek legal counsel from EOCD and consult with Bob Pyne as to the action the Authority should take. The motion was seconded by Barbara Yates. All Members voted in favor.
 3. James Sargent moved to reject Alternate #1, calling for the deletion of the emergency call system in all but the two barrier free units. Leah Nazarian seconded the motion and all Members voted in favor.
 4. Barbara Yates moved to permit Mari Corporation to withdraw their sub-bid for Resilient Flooring Section 9C due to a mathematical error, as requested in their letter to the Authority. Joseph Mercurio seconded the motion and all Members voted in favor.
 5. Barbara Yates moved to reject the sub-bid of Techno Floors, Inc. for Ceramic Tile Section 9B due to incomplete information in Paragraph B of the "Form for Sub-Bid" which affected the work of that section of the specification. Joseph Mercurio seconded the motion and all Members voted in favor.
 6. Joseph Mercurio moved to reject the sub-bid of Merrimac Tile Co. for Ceramic Tile Section 9B due to incorrect information in Paragraph B of the "Form for Sub-Bid" which affected the work of that section of the specification. James Sargent seconded the motion and all Members voted in favor.
 7. The Executive Director informed the Board that the Blackstone Easement and the Moody Easement agreements are still pending. The Director stated that these agreements should be signed next

week and recorded at the Registry of Deeds.

8. The Director had filed for an extension of the Orders of Condition with the Conservation Commission. The Conservation Commission will review the request at their May 1, 1985 meeting.

B. 689 Project - 27 Concord Road

1. The Board was informed that the Option to Purchase sent to the owners of 27 Concord Road has been returned with a counter offer at a higher price with a purchase by July 1, 1985.
2. EOCD has authorized the Authority to hire two appraisers to appraise the property and to submit their reports to EOCD for review.
3. The Board reviewed the Designer Selection Committee's recommendation of William Rowe, who was rated number one. Leah Nazarian moved that William Rowe be contacted and asked to meet with the Board on May 6, 1985 to discuss the project. Barbara Yates seconded the motion and all Members voted in favor.

4. The following resolution was introduced by Marlin Murdock

_____, read in full and considered:

RESOLUTION AUTHORIZING AMENDMENT TO CONTRACT FOR FINANCIAL ASSISTANCE

FOR

STATE-AIDED HOUSING PROJECT, 689-1

WHEREAS, a form of Contract for Financial Assistance between the Commonwealth of Massachusetts and Acton Housing Authority (hereinafter called the "Authority") relating to State-Aided Housing Project, 689-1, has been submitted to this meeting providing, among other things, for the guarantee by the Commonwealth of Massachusetts of notes and bonds to be issued by the Authority to finance the cost of said Project, and the payment of annual contributions by the Commonwealth of Massachusetts.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MEMBERS OF THE

Acton (Housing) Authority, AS FOLLOWS:

Section 1. The Authority shall enter into a contract with the Commonwealth of Massachusetts in the form submitted at this meeting and contract in the name of Acton (Housing)

Authority under its corporate seal, and the Secretary is hereby authorized to attest the same.

Section 2. The Authority hereby requests the Commissioner of the Department of Community Affairs enter into such contract with the Authority and the Executive Office of Communities and Development of Massachusetts to approve such contract.

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

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

5. The following resolution was introduced by Marlin Murdock read in full and considered

RESOLUTION AUTHORIZING DEVELOPMENT FUND AGREEMENT

WITH

Middlesex Institution for Savings

WHEREAS, the Contract for Financial Assistance between the Commonwealth of Massachusetts and Acton Housing Authority (hereinafter called the "Authority") relating to State-Aided Housing Project, 689-1 provides for the selection of a depository bank or banks.

NOW, THEREFORE, BE IT HEREBY RESEOLVED BY THE MEMBERS OF THE Acton Housing (HOUSING) REDEVELOPMENT) AUTHORITY, AS FOLLOWS:

Section 1. The Authority shall enter into a Development Fund Agreement with the Middlesex Institution for Savings in the form submitted at this meeting and hereby designated as Document(s) No. 1-85 in the Document Book, and the Chairman, or Vice Chairman, is hereby authorized to execute said agreement(s) in the name of Acton Housing Authority under its coporate seal, and the Secretary is hereby authorized to attest the same.

Section 2. The officers of this Authority shall be, and they are hereby authorized and directed, on and after the execution of said agreement 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 3. This resolution shall take effect immediately.

Joe 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

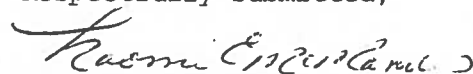
James Sargent
Joseph Mercurio
Barbara Yates
Leah Nazarian
Marlin Murdock

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

3. The Minutes of the Regular Meeting, April 1, 1985, were approved.
4. James Sargent moved the Cash Dispersements Voucher 9 be approved. Joseph Mercurio seconded the motion and all Members voted in favor.
5. Executive Direcotr's Report
 - A. A Memorandum to Contractors from the Division of Capital Planning and Operations was noted.
 - B. The Board was informed that the Town of Boxboro has requested information on the number of low income elderly and families being subsidized in the Town by the Acton Housing Authority.
 - C. The Authority is looking into the current financial status of an elderly subdsized tenant.
 - D. W. Joseph Gardner, an abbutter of the McCarthy site, will be meeting with the Board at 8:30 PM on May 6, 1985.
 - E. The Board was informed that a Ricoh Copy Machine was purchased under the State Contract for \$1927.
 - F. The Board Members were reminded of the Metro-West Caucus to be held on April 26, 1985 at the Concord Town Hall.
 - G. The Director updated the Board on the meeting held with the Committee on the Homeless of Acton. The Authority has given them a statistical breakdown of the Acton and Boxboro resident's applying for subsidy during the month of March. The Committee will review the material and plans to discuss the options to be pursued in addressing the problem at their next meeting in early June.
 - H. The Director will be submitting the application for Public Officials' Liability Insurance after meeting with the Authority's accountant.
6. Leah Nazarian moved that the Executive Director establish a Capital Reserve Account for the 667-1 Project with MMDT in the amount of \$4080. Barbara Yates seconded the motion and all Members voted in favor.
7. Due to the lateness of the Meeting, New Business was tabled until the next Regular Meeting.
8. The Regular Meeting Adjourned at 10:30 PM.
9. The next Regular Meeting will be held on May 6, 1985 at 7:30 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director