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ACTON

ACTON HOUSING AUTHORITY

Minutes of the Regular Meeting , September 23, 1997, 7:30 pm at 68 Windsor Avenue, Acton, MA.

Present: Dean Cavaretta, Tom Dill. Diane Poulos Harpell, Jean Schoch. Naomi McManus/Acton Housing Authority.
Absent: Claire Kostro

Guests: Aiea Rodriguez, Mr. Rodriguez, A.J. Spinelle/Rodriguez Construction Co., Inc.:
Doug Okum, Architect

- 1). Tom Dill, Chairman, called the Regular Meeting to order at 7:30 p.m.
- 2). The Board interviewed A. Rodriguez Construction Co.'s representatives, the low bidders for the Modernization Project Siding and Carpentry Work scheduled for Windsor Green. The Board expressed their concerns regarding the reference checks the AHA had obtained from LHAs who had hired A. Rodriguez Construction Co. in the past. After receiving assurances from the representatives of A. Rodriguez Construction Co. the Board agreed to award the construction contract to A. Rodriguez Construction Co.

The following resolution was introduced by Tom Dill read in full and considered:

RESOLUTION TO AWARD CONSTRUCTION CONTRACT TO A. RODRIGUEZ CONSTRUCTION COMPANY, INC. OF WORCESTER, MA.

On September 23, 1997 at a Regular Meeting of the Acton Housing Authority the following resolution was introduced by Tom Dill read in full and considered. Jean Schoch moved that the forgoing resolution be adopted as introduced and read, which motion was seconded by Dean Cavaretta and upon roll call the "Ayes" and "Nays" were as follows:

AYES	NAYS
Dean Cavaretta	
Tom Dill	
Diane Poulos Harpell	-0-
Jean Schoch	

The Chairman therefore declared said motion carried and resolution adopted.

The Action Housing Authority's Board of Commissioners vote to award the Capital Improvement Project 667-1. DHCD Fish #002011. Work Plan 002021001 construction contract to A. RODRIGUEZ CONSTRUCTION COMPANY, INC. OF WORCESTER, MA. the lowest eligible and responsible bidder. in the amount of \$322,575.00 (Base bid of \$281,275.00 + Alternate one- \$33,800 and Alternate two- \$7,500.00 and that the Chairman, Tom Dill or the Vice Chairman, Jean Schoch be authorized to execute the Construction Contract.

3). Dean Cavaretta moved to approve the Minutes of the Regular Meeting of August 18, 1997. Diane Poulos Harpell seconded the motion and all members voted to approve.

4). Dean Cavaretta moved to approve Voucher #155 in the amount of \$157,207.21. Diane Poulos Harpell seconded the motion and all members voted to approve.

5). Executive Director's Report

A). The Board was updated on the status of a handicapped tenant being evicted through the courts by the AHA. Formal court date is scheduled October 1, 1997.

B). Board reviewed a letter received from Springfield Housing Associates proposing a Utility Service Purchasing Cooperative for LHAs in Massachusetts. The sense of the Board was to take a wait and see approach.

6). Old Business

A). Discussion followed regarding the Payment in Lieu of Taxes Agreement signed in 1981 between the AHA and the Town of Acton. The sense of the members was to defer any formal decision until a future meeting.

B). The Board discussed sending out RFPs to Fee Accountants knowledgeable in State and Federal Housing Programs. Diane Poulos Harpell to authorize the Executive Director send out requests for proposals to Fee Accountants. Dean Cavaretta seconded the motion and all members voted in favor.

C). Jean Schoch moved to authorize the Chairman to sign the ACC for the Section 8 Family Self Sufficiency Coordinator's salary. Dean Cavaretta seconded the motion and all members voted to approve.

7). The Regular Meeting adjourned at 10:00 pm. Next Regular Meeting was scheduled for October 6, 1997.

Respectfully submitted.



Naomi E. McManus
Executive Director