

CONCORD HOUSING AUTHORITY
REGULAR MEETING-January 12, 2017

BOARD MINUTES

Roll Call:

The meeting was called to order at 7:30 p.m. by Chair, Linda Escobedo.

MEMBERS PRESENT

Linda Escobedo
Richard Eifler
Edward Larner
Hester Schnipper

MEMBERS ABSENT

Todd Benjamin

OTHERS PRESENT

Marianne Nelson
Phil Posner, CHDC
Donald Detweiler, CHDC
Barbara Morse, CHDC
MaryLynn Boris, CHDC
Charles Phillips, CHF
Nancy McJennett, CHF
Terry Rothermal, CHF
Barbara Powell, CHF
Win Wilbur, CHF
Holly Darzen, CHF
Lois Suarez
Bea Fousak
Kevin Grady
Richard Jamison, Fin Com

CONSENT AGENDA

- a. Board Minutes of the Regular meeting of November 3, 2016 and December 1, 2016 and the Special meeting of November 10, 2016
- b. To approve Howard Gordon financials-November 2016
- c. To approve bills and checks paid in December 2016
- d. Review TAR credit adjustments-December 2016
- e. To approve Certificate of Final Completion of WP#067072, emergency generator
- f. To approve final payment to Systems Electrical in the amount of \$8,834.08 for emergency generator, WP#067072
- g To approve Change Order #1 in the amount of \$8,597.47-PBT Phase 2 WP#067074
- h. To approve three -year refuse bid-Republic Services, year 1-\$9,081.84, year 2 \$9,535.94, year 3 \$10,012.74
- i. Director's Notes

Upon motion made by Edward Larner and seconded by Richard Eifler, it was unanimously

VOTED: To approve the Consent Agenda as read except for item "h" to be further discussed under Old Business.

OLD BUSINESS:

Rick brought to the Board's attention that there was a math error in the month to year extensions on Refuse Bid list. Marianne will correct and send out the revised list. This does not affect the low bid.

Upon motion made by Hester Schnipper and seconded by Richard Eifler, it was unanimously

VOTED: To approve item "h" of the consent agenda

OLD BUSINESS:

Marianne informed the Board that no there are no further updates on PBT Phase 2 other than what is written in the Director's Notes. A meeting held on Monday, January 9 produced no additional information. The project is on schedule.

Marianne talked about the PHAS score. Most points deducted were for physical assessment. The CHA is planning interim inspections in order to stay ahead of potential REAC violations.

Linda informed the Board that ED goals will be discussed at a future meeting.

The Board congratulated Rick on his election to the Regional RCAT Advisory Board.

Members of the Concord Housing Foundation (CHF) and the Concord Housing Development Corporation (CHDC) were present to give a brief overview of their mission and update on current programs and projects.

Charles Phillips, Chair of the CHF, outlined the mission of CHF as education, fundraising, and other activities to promote affordable housing in town. CHF meetings are not open to the public. Charles spoke about an upcoming warrant article intended to preserve smaller homes for affordability by imposing an additional fee on new construction in town, monies collected from which could be used to buy down the cost of smaller homes that go up for sale. The CF has also assisted with the program that provided Farmers' housing at Barrett's Mill Farm and has had an initial conversation with Minute Man Park to potentially use some of their building space to house additional agricultural workers. k.

Phil Posner, Chair of the CHDC, outlined the organization and mission of the CHDC highlighting its formation as a nonprofit housing corporation by MA legislation with the purpose of investigating and developing affordable housing for low and middle income citizens of Concord. (These activities to be an alternative to and in no way interfere with the work of the CHA.) Members are appointed by the Select Board, CHDC meetings have previously been closed, however a change is anticipated for their regular agenda items that do not include confidential negotiation or buyer information, etc. Phil spoke at length about the Junction Village, the proposed affordable assisted living project and answered questions about its development history, resident eligibility and proposed

operations. He also talked about the CHDC's small grants program that eligible homeowners can apply to for help with small health and safety home repairs. Phil Posner thanked the CHA board for facilitating this conversation with three of the groups in town working on affordable housing and suggested that this happen again every six months.

Upon motion made by Edward Larner and seconded by Hester Schnipper, it was unanimously

VOTED: to adjourn the open session of the REGULAR MEETING

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by:

Marianne Nelson
January 12, 2017

Summary of Documents referenced include the following:

- Minutes of Regular meetings, November 3, 2016 and December 1, 2016 and Special meeting of November 10, 2016
- Howard Gordon Financials November 2016
- Credit Adjustments-Tenants Accounts Receivable-December 2016
- Bills and Checks -December 2016
- Certificate of Final Completion, WP#067072, emergency generator
- Application for Final Payment to Systems Electrical, \$8,834.08
- Change Order #1 for PBT Phase 2, WP#067074 in the amount of \$8,597.47
- Guyder/Hurley Financial audit-bound copies
- PHAS Score report
- FY17 ED goals-six month review
- Refuse Bid-Republic Services- three year
- CHDC Legislative Charter
- CHA summary for the 2016 Town Report
- Director's Notes