

AMHERST HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY SEPTEMBER 24, 2012
ANN WHALEN COMMUNITY ROOM
33 KELLOGG AVE., AMHERST, MA

Members of the Amherst Housing Authority met in regular session on Monday September 24, 2012 in the fifth floor conference room of Ann Whalen Apartments, 33 Kellogg Ave. Amherst, MA. The chair, Constance Kruger, called the meeting to order at 5:10 p.m.

PRESENT: Constance Kruger, Peter Jessop, Laura Quinn

ABSENT: Judy Brooks, Paul Bobrowski

ALSO PRESENT: Denise LeDuc

AGENDA ADOPTION/CHANGES: Upon motion of P. Jessop, seconded by L. Quinn, it was voted to adopt the agenda. (Unanimous)

MINUTES APPROVAL: Upon motion of P. Jessop, seconded by C. Kruger, it was voted to approve the minutes of the Regular Meeting of August 27, 2012 with a minor spelling change on the name of David Ziomek, and L. Quinn recommended the use of VOC paint in the developments. (Unanimous)

ACCOUNTS PAYABLE WARRANT: Passed on to the October 22, 2012 meeting

TENANT CONCERNS: D. LeDuc will follow up with a tenant who has requested a rent abatement.

DIRECTOR'S REPORT: D. LeDuc updated the board on the CDBG project for the Jean Elder Windows and doors, and we are proceeding forward with the anticipation that the project will be funded by the CDBG grant in the amount of \$95,000. D. LeDuc also identified a potential MCAD case by an individual who has previously filed against the AHA, and MCAD has instructed the individual to follow and exhaust all AHA administrative procedures before filing.

CHAIR'S REPORT: No report

OTHER BUSINESS NOT ANTICIPATED WITHIN 48 HOURS: Upon motion of P. Jessop, seconded by L. Quinn, it was voted to amend the agenda to include the following unanticipated items. (Unanimous)

Massachusetts Emergency Management Agency (MEMA)- AHA received a contract from MEME in order to receive reimbursement for the October 2011 storm. Upon motion of P. Jessop, seconded by L. Quinn, it was voted to authorize the Executive Director, Denise LeDuc, to sign the contract and all paperwork associated with this for the Amherst Housing Authority to receive reimbursement from the state agency of FEMA.

Fair Market Rents (FMR's)- Upon motion of L. Quinn, seconded by P. Jessop, it was voted to adopt the 2013 as posted by HUD. Upon motion of L. Quinn, seconded by P. Jessop, it was

voted to authorize the Executive Director, Denise LeDuc to request a payment exception request at 120% of the FMR to HUD.

Foundation Drainage at Chestnut Court- Discussed the DHCD Project #008045 for the foundation drainage repairs at Chestnut Court, based on the scope of services prepared by DHCD. Upon motion of P. Jessop, seconded by L. Quinn, it was voted to authorize the Executive Director, Denise LeDuc to sign the work order for this project pending that the project will meet the budget of \$112,500 as outlined in the work order. (Unanimous)

Extension of CFA 1018- Documents were received on 9/24/12 from DHCD to extend the CFA #1018 for Phase II of the 705 Rehab. A Special meeting will be required for this purpose and the Special Meeting will be scheduled for October 1, 2012 at 4:30 p.m. in the conference room on the first floor of the Ann Whalen Apartments.

ADJOURN: Upon the motion of L. Quinn, and seconded by P. Jessop, it was voted to adjourn until the next Special Meeting on Monday, October 1, 2012 at 4:30 p.m. as identified above, and the next regular meeting on Monday, October 22, 2012 at 4:30 p.m. in the community room at Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 6:13 p.m. (Unanimous)