

AMHERST HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY FEBRUARY 25, 2013
ANN WHALEN COMMUNITY ROOM
33 KELLOGG AVE., AMHERST, MA

Members of the Amherst Housing Authority met in regular session on Monday February 25, 2013 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 4:32 p.m.

PRESENT: Constance Kruger, Judy Brooks, Paul Bobrowski
Laura Quinn, arrived at 4:36

ABSENT: Peter Jessop

ALSO PRESENT: Denise LeDuc; Joan Logan; Kristi Bodin Atty- Seewald, Jankowski & Spencer; Bonnie MacCracken- Committee on Housing NAACP; Janna Tetreault; Nancy Schroeder arrived at 5:03

AGENDA ADOPTION/CHANGES: Upon motion of J. Brooks, seconded by P. Bobrowski, it was voted to adopt the agenda. (Unanimous)

MINUTES APPROVAL: Upon motion of J. Brooks, seconded by P. Bobrowski, it was voted to approve the minutes of the Regular Meeting of January 28, 2013 (Unanimous)

SCHIFFER HOUSE UPDATE: Atty. Bodin discussed some of the challenges to selling the property with the will as it is currently written. One of the big issues has to do with the state ethics laws and that a town employee would be getting an advantage that is not available to members of the general public, which is in strict violation of the state ethics law. After Atty. Bodin's presentation the board wanted Atty. Bodin to explore further trying to sell the property as the will is currently written, and if that is not possible then have the will modified by the Attorney General's office so the property can be sold.

ECHO VILLAGE DISCUSSION: A discussion occurred around the Echo Village residents and that the property has been sold to Eagle Crest; and what if anything the AHA could do to assist the individuals. It was noted that although the former owner of the property had kept the rents affordable, the property itself is not on the town's Subsidized Housing Inventory and is not subject to any restrictions by the new owner to keep the units affordable, therefore it does not affect the town's percentage of "affordable" units. It was requested that the AHA negotiate with Eagle Crest to keep rent levels thru 6/30.

ACCOUNTS PAYABLE WARRANT: Upon motion of J. Brooks, seconded by L. Quinn, it was voted to approve the Accounts Payable Warrant for January 2013 as submitted in the board packet (Unanimous)

TENANT CONCERNS: There were no tenant concerns; however N. Schroeder gave the board an update on the Ann Whalen Safety Committee, and also advised the board that the fire department had concerns the last time the fire alarms were tested when no residents left the building. N. Schroeder stated that she will work with residents regarding these concerns.

L. Quinn left meeting at 6:13

ADMINISTRATIVE FEE SCHEDULE: Upon a motion of P. Bobrowski, seconded by J. Brooks, it was voted to authorize the Administrative Fee Schedule to:

Clerical- \$15.00 per hour
Copying- \$.30 per copy
Postage- Actual Cost

CONTRACT FOR GENERATOR & SWITCHGEAR REPLACEMENT: Upon motion of P. Bobrowski, seconded by J. Brooks, it was voted to authorize the Executive Director to sign the Contract with Gregorie Electrical Company, Inc. in the amount of \$94,770.00. This contract will replace the current generator and replace most of the switchgear.

CONTRACT FOR KITCHEN IMPROVEMENTS SUNRISE: Upon motion of P. Bobrowski, seconded by J. Brooks, it was voted to authorize the Executive Director to sign the Contract with Newstate, Inc. for kitchen improvements in two units at Sunrise Ave. The amount of this contract is \$20,250.00.

OTHER BUSINESS NOT ANTICIPATED WITHIN 48 HOURS:

CONTRACT FOR MRVP: Upon motion of P. Bobrowski, seconded by J. Brooks, it was voted to authorize the Executive Director to sign the MRVP contract with the Commonwealth of Massachusetts, Department of Housing and Community Development to extend the current contract to June 30, 2018.

MINIMUM RENT: A change to the Section 8 Administrative Plan was distributed to the members of the board for review, and it was noted that this would be one of the changes that would be incorporated in the revamping of the entire Section 8 Administrative Plan. A Public Hearing would be occurring in mid-March and would be posted on both the AHA website and the Town of Amherst website.

The following items were not discussed and held over for the next meeting

REVIEW & DISCUSSION OF PUBLIC HOUSING REFORM, GOVERNOR'S PROPOSED LEGISLATION AND MASSNAHRO's LEGISLATION:

UPDATE ON ACTIVE DEVELOPMENT/CONSTRUCTION PROJECTS:

DIRECTOR'S REPORT:

CHAIR'S REPORT:

ADJOURN: Upon the motion of J. Brooks, and seconded by P. Bobrowski, it was voted to adjourn until the next regular meeting on Wednesday, March 27, 2013 at 4:30 p.m. in the community room at Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 6:55 p.m. (Unanimous)