

AMHERST HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY AUGUST 26, 2013
ANN WHALEN 1st Floor Conference room
33 KELLOGG AVE., AMHERST, MA

Members of the Amherst Housing Authority met in regular session on Monday August 26, 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 4:33 p.m.

PRESENT: Constance Kruger, Paul Bobrowski, Peter Jessop,

ABSENT: Laura Quinn, Judy Brooks

ALSO PRESENT: Denise LeDuc, Paul Vasconcellos, Alan Root, Fran Soto, Bonnie McCracken, TracyLee Boutilier, and Felicity Hardee

AGENDA ADOPTION/CHANGES: Upon motion of P. Jessop, seconded by P. Bobrowski, it was voted to adopt the agenda with changes (adding Rubbish contract under Other Business not anticipated and move it up on the agenda). (Unanimous)

MINUTES APPROVAL: Upon motion of P. Jessop, seconded by C.Kruger, it was voted to accept the minutes of the July 22, 2013 meeting (2 ayes, 1 abstention)

ACCOUNTS PAYABLE WARRANT: Upon motion of P. Jessop, seconded by P. Bobrowski, it was voted to accept the Accounts Payable Warrant as presented for July 2013 (Unanimous)

TENANT CONCERNS: No concerns, posed. Questions regarding smoking which was taken up on the next item.

SMOKING POLICY: A discussion occurred about the boundaries at the Ann Whalen property if there was a space that could be afforded to smokers. After examination, it was discovered that the Ann Whalen property does not have enough area available given the footprint of the building which could provide a reasonable buffer for smokers. The board was provided information regarding the outreach and meetings that were conducted regarding smoking and the potential change of the AHA policy. Based on the information provided, and upon a motion of P. Jessop, seconded by P. Bobrowski, it was voted to approve the AHA to become smoke-free effective January 1, 2014 on all of the properties owned by the Amherst Housing Authority. (Unanimous) A policy will be developed and provided to the board which will include an enforcement component for board approval.

RUBBISH CONTRACT: The current rubbish contract was due to expire on 10/1/2013. Bids were solicited and the current vendor (Alternative Recycling) provided the best bid for services at all of the AHA properties with a three year proposal of \$34,092. Upon motion of P. Jessop, seconded by P. Bobrowski, it was voted to approve the Executive Director to sign the three-year contract with Alternative Recycling for the term of 10/1/2013 through 9/30/2016. (Unanimous)

MMDT signature change: The current bank accounts at the Massachusetts Municipal Depository Trust (MMDT) for the Amherst Housing Authority have the signature for the former Executive Director. Upon motion of P. Jessop, seconded by P. Bobrowski, it was voted to

approve the Executive Director and the Chair of the Board to be signatories on the accounts. The Executive Director will obtain the forms for completion. (Unanimous)

FIDELITY signature change: The current bank accounts at the Fidelity Trust for the Amherst Housing Authority have the signature for the former Executive Director. Upon motion of P. Jessop, seconded by P. Bobrowski, it was voted to approve the Executive Director and the Chair of the Board to be signatories on the accounts. The Executive Director will obtain the forms for completion. (Unanimous)

PROPOSED 2014 HOUSING CHOICE VOUCHER PAYMENT STANDARDS: Executive Director D. LeDuc presented a 45-minute PowerPoint presentation to the board and interested citizens about the challenges that the AHA is facing with the sequestration and the proposed 2014 funding, with thoughts on what the AHA might wish to consider. The presentation reviewed the shortfall that is occurring in 2013 and what the projections are moving forward to 2014 and 2015 based on the tools provided to the AHA from HUD. It was determined that the board would like to take this up again at their next board meeting scheduled for Monday, September 23rd. (Unanimous)

ROLLING GREEN UPDATE: Will be taken up in Executive Session.

UNIT VACANCIES: Will be reviewed in September.

DIRECTOR'S REPORT: No additional information other than what was submitted to the board via monthly report.

CHAIR'S REPORT: No formal report

OTHER BUSINESS NOT ANTICIPATED WITHIN 48-HOUR NOTICE:
Moved up to regular business (Rubbish Contract)

EXECUTIVE SESSION: Upon the motion of P. Jessop, seconded by P. Bobrowski, it was voted to go into Executive Session. Roll call vote: C.Kruger aye, P. Jessop aye, P. Bobrowski aye. 6:15 pm

Upon the motion of P. Jessop, seconded by P. Bobrowski, it was voted to go leave Executive Session. Roll call vote: C.Kruger aye, P. Jessop aye, P. Bobrowski aye. 6:50 pm

ADJOURN: Upon the motion of P. Jessop, seconded by P. Bobrowski, it was voted to adjourn until the next regular meeting on Monday, September 23, 2013 at 4:30 p.m. in the community room at Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 6:50 p.m. (Unanimous)