

AMHERST HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY JUNE 23, 2014 4:30 P.M.
ANN WHALEN BUILDING 5TH FLOOR COMMUNITY ROOM
33 KELLOGG AVE., AMHERST, MA

Members of the Amherst Housing Authority met in regular session on Monday, June 23, 2014 in the fifth floor community room of Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA. Board Chair, Paul Bobrowski called the meeting to order at 4:30 p.m.

PRESENT: Commissioners: Paul Bobrowski, Judy Brooks, Laura Quinn, Peter Jessop, & Constance Kruger

ABSENT: None

ALSO PRESENT: Denise LeDuc Executive Director, Debbie Turgeon Director of Housing Programs

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

MINUTES APPROVAL: Upon motion of P. Jessop, seconded by C. Kruger it was voted to adopt the minutes from May 19th meeting. (Unanimous)

PUBLIC COMMENT: NONE

ACCOUNTS PAYABLE WARRANT: Upon motion of P. Jessop, J. Brooks, seconded by C. Kruger, it was voted to accept the Accounts Payable Warrant as presented for May 2014. (Unanimous)

TENANT CONCERNS: None

INCREASE FOR ATTORNEY FEE CAP ON CURRENT CASE: Denise LeDuc gave a brief update of the current MCAD case that had been determined there was Lack of Probable Cause. The Complainant has filed an appeal and the current costs are coming close to the original legal fee cap that was voted by the board at the January 27, 2014 meeting. Since the case is ongoing, Ms. LeDuc requested an additional \$10,000.00 for the fee cap. Upon motion by P. Jessop, seconded by J. Brooks, the Board approved an increase for the attorney fee cap to an additional \$10,000.00. This will be reported on monthly to apprise the board on the fees incurred to date and the disposition of the case. (Unanimous)

GPNA FOR WATSON FARMS: Green Physical Needs Assessment – required of PHA's with Federal Public Housing (Watson Farms). AHA only has 15 units and will partner with the Northampton Housing Authority to be an add alternate on their bid for contracting services. Ms. LeDuc is requesting Board approval to accept the bid for AHA in the amount of. Upon motion by P. Jessop, seconded by J. Brooks the Board authorized the Executive Director to enter into the contract with GDS Associates in the amount of \$3,812 with annual update costs of 2015 - \$630 and 2016 - \$643. (Unanimous)

CERTIFICATE OF FINAL COMPLETION- GENERATOR REPLACEMENT: Upon motion by C. Kruger, seconded L. Quinn the Board has authorized the Executive Director to sign Certificate of Final Completion. (Unanimous)

UPDATE ON SCHIFFER HOUSE: AHA received and accepted one bid from a municipal employee in the amount of \$232,000.

CONTRACT FOR AUDIT FOR FY 14: Upon motion by P. Jessop, seconded by J. Brooks, the Board authorized the Executive Director to enter into a contract with Hurley O'Neill and Company not to exceed \$8,000. (Unanimous)

PUBLIC COMMENT None

REVIEW OF UNIT VACANCIES: Currently, there are 4 vacancies, one at Pomeroy and Ann Whalen and two at John Nutting awaiting HILAPP rehab.

DIRECTORS REPORT: The Executive Director provided a brief recap of the written report as submitted to the Board. Chair requested update on the housing manager position and would like new housing manager to briefly attend next month's meeting. Housing Reform was part of the discussion however; legislation has not been passed into law.

CHAIR'S REPORT N/A

OTHER BUSINESS- NOT ANTICIPATED WITHIN 48 HOUR NOTICE: Upon motion by P. Jessop, seconded by J. Brooks, the Board authorized the Executive Director to enter in a P & S Agreement with successful bidder on Schiffer house and stated that executive director shall abide by all state, federal and local regulations. 4 approved, C. Kruger recused from vote.

ROLL CALL VOTE TO ENTER INTO EXECUTIVE SESSION: Upon motion by P. Jessop, seconded by C. Kruger to discuss litigation strategy

Jessop – yes Brooks - yes
Kruger – yes Bobrowski - yes
Quinn - yes

EXECUTIVE SESSION: TO DISCUSS LITIGATION STRATEGY

ROLL CALL VOTE TO GO BACK INTO REGULAR SESSION: Upon motion by P. Jessop, seconded by J.

Brooks to go back into regular session

Jessop – yes Brooks - yes
Kruger – yes Bobrowski - yes
Quinn - yes

ADJOURN: Upon motion P. Jessop, seconded by C. Kruger it was voted to adjourn until the next regular meeting of the board on Monday July 28, 2014 at 4:30 in the community room of Ann Whalen Apts., 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 5:40 p.m.

Materials Distributed:

Agenda- June 23, 2014

Minutes- May 19, 2014

Accounts Payable Warrant- May 2014

Unit Vacancy Report as of May 31, 2014

Executive Director Report- June 2014

Massachusetts House of Representatives- Bill Summary (An Act Relative to Local Housing Authority Reform)

An Act Relative to Local Housing Authority Reform – Joint Committee on Housing Reform Bill Update- 6/18

House Docket filed on 6/18/2014 An Act Relative to Local Housing Authority Reform