

**AMHERST HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING**

MONDAY MAY 4, 2015 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, May 4, 2015 in the fifth floor community room of Ann Whalen Apartments, 33 Kellogg Ave., Amherst, MA. Chair, Judy Brooks called the meeting to order at 4:55 p.m.

PRESENT: Commissioners: Judy Brooks, Laura Quinn, Constance Kruger, Peter Jessop & TracyLee Boutilier

ABSENT: None

ALSO PRESENT: Denise LeDuc Executive Director, Debbie Turgeon Director of Housing Programs, Paul Vasconcellos, Emilie Hamilton, Michael Burkhart, Barbara Steinmetz, Paige Wilder, Vince 'Connor

AGENDA ADOPTION/CHANGES: Upon motion by P. Jessop seconded by C. Kruger it was voted to adopt the agenda as amended by moving the Paving Contract item up under Accounts Payable. Unanimous

MINUTES APPROVAL : Upon motion by P. Jessop, seconded L. Quinn, it was voted to accept the minutes of 3/23/2015 as amended the language "the low bid in the amount of \$291,250.00, referencing that the project is for Chestnut Court. All in favor of, J. Brooks, C. Kruger, P. Jessop, L. Quinn; abstained T. Boutilier

ACCOUNTS PAYABLE WARRANT: Upon motion by P. Jessop, seconded by C. Kruger, it was voted to accept accounts payable warrant as presented for March 2015. Unanimous

APPROVE E.D. TO SIGN PAVING CONTRACT: Upon motion by P. Jessop, seconded by C. Kruger, it was approved to authorize the Executive Director to sign a contract for no more than \$16,000 on specified work for Ann Whalen and Fairfield. If the work comes in greater than \$16,000, there may need to be a special meeting to approve the higher bid. Unanimous

TENANT ORGANIZATION CONCERNS:

Ann Whalen TO: P. Vasconcellos, wants to appreciate staff for how the water problems have been handled with tenants. One tenant has been putting out food for social event. MOU is still in process with residents.

Chestnut Court TO: E. Hamilton unless objected by Board, put up agendas from monthly meeting. Ms. Hamilton requested that the minutes reflect an appreciation for Nancy Schroeder who has gone over and above to have a lot of information regarding construction passed on to Chestnut Court residents. Ms. Schroeder has brought in pots for plant relocation to help residents with gardens.

Connie Kruger requested that the agenda reflect tenant comments, to be added back on agenda rather than just the tenant organizations speak, Laura Quinn and Paul Vasconcellos agrees to add the item back to agenda.

After much discussion, it requested to add an item for visibility and outreach to the agenda for next meeting.

Paige Wilder addressed Board regarding homeownership program and the Community Land Trust. After discussion it was agreed to put an ongoing item on the agenda regarding homeownership.

AHA/FCRHRA MOU: D. LeDuc presented information regarding ongoing situation regarding a fraud case; AHA is working cooperatively with FCRHRA to jointly recoup funds owed to both agencies.

DISCUSS CPA PLAN WITH REGARDS TO HOUSING: P. Jessop informed board that CPA committee is in the process of updating the plan and AHA board should think about having language from AHA in the plan.

REVIEW OF VACANCIES: D. LeDuc explained the 8 vacancies at AW; units are being held open for upcoming construction for temporary relocation as each unit is renovated.

DIRECTORS REPORT: FSS program will be added to next month's agenda. L. Quinn requests clarification on Northampton's roll and what their status is regarding FSS program and partnering with another agency.

CHAIR'S REPORT: None

OTHER BUSINESS- NOT ANTICIPATED WITHIN 48 HOUR NOTICE: None

PUBLIC COMMENT: None

ADJOURN: Upon motion by P. Jessop, seconded by L. Quinn, it was voted to adjourn this meeting until the next regular meeting of the Board on Monday, June 1, 2015 at 4:30 in the community room of Ann Whalen Apts., 33 Kellogg Ave., Amherst, MA. Meeting adjourned at 6:00 p.m.

Materials Distributed:

Agenda Regular Board Meeting- May 4, 2015
Minutes from March 23, 2015
Accounts Payable Warrant- March 2015
Unit Vacancies
E. D. Report- April 2015