**MINUTES**

The Board of Commissioners of the Dracut Housing Authority met at a regular scheduled meeting on April 23, 2018 at 971 Mammoth Road. Chairman Russ Taylor opened the meeting at 6:00 p.m. and upon roll call vote those present were as follows:

PRESENT: Matthew Sheehan

 F. Russell Taylor

 Debra DeWitt Ahern

 Jesse Forcier

 George Nangle

ABSENT: None

IN

ATTENDANCE: Mary T. Karabatsos

 Kelley Szymanski

**Chairman announced that the Board Meeting is being recorded.**

**MINUTES:**

Commissioner Forcier made a motion to approve the minutes of the March 19, 2018 Board Meeting. Said motion was seconded by Commissioner Nangle and upon roll call vote passed unanimously.

**BILLS & COMMUNICATIONS:**

Commissioner DeWitt Ahern made a motion to approve the April 2018 Warrant. Said motion was seconded by Commissioner Sheehan and upon roll call vote passed unanimously.

Commissioner Forcier made a motion to put the March 2018 Financials on file for audit. Said motion was seconded by Commissioner DeWitt Ahern and upon roll call vote passed unanimously.

**EXECUTIVE DIRECTOR’S REPORT:**

**A vote to accept Amendment #4 to the Capital Improvement Work Plan 5001 in the amount of $119,432.**

The Director explained that this is an Amendment to the 5-year capital plan that the housing authority votes on annually. Commissioner Nangle made a motion to accept the Amendment #4. Under discussion Commissioner DeWitt Ahern asked where this money came from and what can we use it for. The Director stated that this is state money that can only be used on capital projects on our state sites. Said motion was seconded by Commissioner Forcier and upon roll call vote passed unanimously.

**A vote to accept the 2018 Income Limits:**

Commissioner Nangle made a motion to accept the 2018 Income Limits. Said motion was seconded by Commissioner DeWitt Ahern and upon roll call vote passed unanimously.

**Work Order Report:**

The Board received the work order report. There were four outstanding work orders that will be completed this week. Commissioner DeWitt Ahern asked the Director to explain what deferred maintenance work orders are, the Director stated that they are work orders that are not emergency or day to day type work orders. They address work that should be done when the housing authority has the time and the funds to complete them. They do not impact the health and safety of the residents.

**Vacancy Report:**

The Director informed the Board that we have one vacant unit that will be filled next week.

**COMMITTEE REPORTS:**

Commissioner Sheehan reported that the Director came to the last Community Preservation Meeting. The CPC was looking for an action plan for the land on Greenmont Avenue. Commissioner Sheehan stated that he had given a report in the past to the committee. Commissioner Sheehan has told them that we are progressively looking for programs that will help us construct additional housing and that our priorities are to get Dracut seniors off the list and into housing. Commissioner Sheehan stated that CPC would like to put a sub-committee together with two members from CPC and two members from the housing authority. The Director stated that CPC wanted to know if we wanted to go back to Town Meeting in the fall and change the language in the article to include family housing. The Director stated that she believes that CPC through the sub-committee would like to discuss options. Chairman Taylor stated that when we went to Town Meeting we told the neighbors and the town that we wanted to create senior housing. He believes there is a big difference. He said that he realizes there is a need for family housing but it is not what we told the Town. Commissioner DeWitt Ahern stated that she agreed with Chairman Taylor but it would make sense to have a meeting and conversation with CPC. Commissioner DeWitt Ahern said that she thinks that we should at least explore the option and hear what CPC has to say. The Director stated that she thinks that CPC is looking for a dialogue. Commissioner Forcier said that we promised residents that we would be building senior housing and at some point, the state and the federal government will realize our need. Hopefully funding will be available in the future. Chairman Taylor questioned if it is fair to Dracut taxpayers to foot the bill and to have people from out of town move into these units. Commissioner DeWitt Ahern said that this clearly does not meet our needs but she believes that we should have a dialogue with CPC. Commissioner Sheehan said that he agrees with a dialogue with CPC. He said that the money is not going anywhere and the land is ours so there is no harm to have a conversation. Chairman Taylor said that he will get back to the Director on the sub-committee.

**OLD BUSINESS:**

**Update on painting interior doors – Phineas Street –** The Director informed the Board that she took Commissioner Sheehan’s advice and called the Voke to request for students to paint interior doors at Phineas Street. The Director stated that the doors will be pained when school resumes in the fall.

**Generator – Phineas Street** – The Director informed the Board that she has spoken to DHCD and will be contracting with an Engineer to work on the specifications for the Generator at Phineas Street.

**NEW BUSINESS:**

The next meeting is scheduled for May 23, 2018 at 6:00 p.m. at 971 Mammoth Road.

Commissioner Forcier inquired about the fountain. The Director stated that we are hiring a contractor to dig a trench to run cables so that the fountain will be in the middle of the pond. We will then have our electrician come in to install electricity and the fountain company will come and put the fountain in the pond.

**RESIDENT & PUBLIC PARTICIPATION:**

Gloria Eno inquired about the generator and when it would be installed. The Director said that we are hoping for next winter.

**ADJOURNMENT:**

Commissioner DeWitt Ahern made a motion to adjourn. Said motion was seconded by Commissioner Forcier and upon roll call vote passed unanimously.

Meeting adjourned: 6:25 p.m.