

MINUTES

The Board of Commissioners of the Dracut Housing Authority met at a regular meeting on April 13, 2015 at 971 Mammoth Road, Dracut, MA 01826. Chairman Russell Taylor opened the meeting at 5:30 p.m. and upon roll-call vote those present were as follows:

PRESENT: Matthew J. Sheehan
 F. Russell Taylor
 George M. Nangle
 Jesse Forcier

ABSENT: Debra DeWitt Ahern

Chairman Taylor stated that Commissioner DeWitt Ahern is at the CPC meeting representing the Dracut Housing Authority.

Commissioner Forcier made a motion to approve the minutes of the March 23rd Board meeting. Said motion was seconded by Commissioner Sheehan and upon roll call vote passed unanimously.

Commissioner Sheehan made a motion to accept the warrant. Said motion was seconded by Commissioner Nangle and upon roll call vote passed unanimously.

Commissioner Nangle made a motion to put the financial report on file for audit. Said motion was seconded by Commissioner Sheehan. Under discussion Commissioner Forcier asked if this is standard procedure. The Director stated that it was. Upon roll call vote passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

a. **A vote to accept the FY 2015 income limits.**

Commissioner Nangle made a motion to accept the FY 2015 income limits. Said motion was seconded by Commissioner Forcier under discussion. Commissioner Forcier inquired if these income limits come from HUD and if it just applies to Phineas Street our federal development. The Director stated that the income limits impact all of our programs. The Director explained the income limits and how they impact the different type programs that we have. Upon roll call vote passed unanimously .

b. **A vote to approve the following bad debt write offs:**

43 – 1 Phineas Street = \$3,198.40 (dating back to 1998).

705 Families – Scattered Sites = \$11,536.64 (dating back to 2006.)

667-2 State Elderly = \$1,427.00 (dating back to 2004).

The Director explained that this is something that gets done periodically. Commissioner Sheehan made a motion to approve writing off the above bad debt. Said motion was seconded by Commissioner Forcier and upon roll call vote passed unanimously.

c. **Work Order Report.**

The Board received the work order report.

d. **Vacancy Report.**

The Board received the vacancy report.

COMMITTEE REPORTS:

Housing Sub-Committee:

Commissioner Forcier informed the Board that Commissioner DeWitt Ahern is at the CPC Meeting discussing the percentage changes that must take place in order for the Housing Authority to request \$3,000,000 from CPC for additional senior housing.

Commissioner Forcier stated that \$3,000,000 is the number that the housing authority has been requesting all along. He stated that there will be a public hearing on the 21st and the vote should be taken at that meeting. Commissioner Forcier stated that KBA Architects have not been able to get onto the Richardson Property. The ground is frozen and they need to do borings down 20". This is putting the target goal out to approximately May 15, 2015. Commissioner Forcier stated that our goal is to have a site well before Town Meeting.

Commissioner Forcier made a motion to accept the minutes of the January 13, 2015 Joint Meeting of the Board of Selectmen and the Dracut Housing Authority's Board of Commissioners. Said motion was seconded by Commissioner Nangle. Upon roll call vote passed with Commissioner Sheehan abstaining.

Heating Sub-Committee:

None.

OLD BUSINESS:

Commissioner Forcier inquired whether or not the budgets have been approved. The Director stated that they have not been approved yet. Commissioner Forcier asked if the fact that the budgets have not been approved holds up some work that we scheduled to do. The Director stated that yes it does impact work that the heating committee would like to begin at 971 Mammoth Road.

NEW BUSINESS:

Commissioner Nangle asked if there are lights that come on in the developments at night. He asked if there was a security issue at night do Residents call the Police or the Maintenance Staff. The Supervisor stated that they have done both. The Director informed the Board that there are cameras on site that cover some of the spots on the property. Chairman Taylor stated that Residents should first call the Dracut Police if there are security issues.

RESIDENT & PUBLIC PARTICIPATION:

None.

ADJOURNMENT:

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

Meeting adjourned at 5:50 p.m.