**MINUTES**

The Board of Commissioners of the Dracut Housing Authority met at a regular scheduled meeting on October 17, 2016 at 65 Phineas Street, Dracut, MA 01826. Chairman Russ Taylor opened the meeting at 6:00 p.m. and upon roll call those present were as follows:

PRESENT: Jesse Forcier

George M. Nangle

Matthew Sheehan

Debra DeWitt Ahern

F. Russell Taylor

ABSENT: None

IN ATTENDANCE: Kelley Szymanski

Mary T. Karabatsos

**MINUTES:**

Commissioner Jesse Forcier made a motion to approve the minutes of the September 19, 2016 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 October 2016 Warrant. Said motion was seconded by Commissioner Sheehan and upon roll call vote passed unanimously.

**DISCUSSION AND VOTE OF APPROVAL ON THE 2017 OPERATING BUDGET:**

Jenna Milne, the Dracut Housing Authority’s Fee Accountant gave a presentation on the Dracut Housing Authority’s 2017 Operating Budget. At the completion of the presentation the Board of Commissioners voted on the submitted budget. Commissioner DeWitt Ahern made a motion to approve the 2017 Operating Budget. Said motion was seconded by Commissioner Sheehan and upon roll call vote passed unanimously.

**EXECUTIVE DIRECTOR’S REPORT**:

**DISCUSSION ON THE UPDATED DRACUT HOUSING AUTHORITY BY-LAWS:**

The Director updated the Dracut Housing Authority By-Laws and put them in the packet for the Board of Commissioners to review. The Board of Commissioners had received other by-laws in the past and had reviewed those. The Director requested that the Board look over the by-laws and make any comments or requests at the next meeting. At that point the Board would be able to vote on the new Dracut Housing Authority By-laws.

**WORK ORDER REPORT:**

The Board received the work order report.

**VACANCY REPORT:**

The Board received the vacancy report.

**REAC INSPECTION:**

The Dracut Housing Authority received a score of 99 on the REAC Inspection. This makes the housing authority a high performer once again. The Director thanked the staff for their good work. Chairman Taylor thanked the staff.

**COMMITTEE REPORTS:**

* **Housing Sub-Committee Report and Update.**

A Joint Housing Sub-Committee meeting took place prior to the Board Meeting tonight. Attorney Kurt James addressed the sub-committee members. Different options were discussed. One of those options was the disposal of the land. Commissioner DeWitt Ahern stated that she thought that it was a good meeting and we received good information. She stated that at this point, we are taking a few steps back to weigh all the options available to us.

Commissioner Forcier stated that no one was happy about the news we heard at the last meeting. He stated that we might have to revisit the options of a tax credit program, but we should hear about other options that are available to us. Commissioner Forcier stated that we should continue to reach out to the right people, those that are more aggressive and in tune with our needs and mission. Commissioner Forcier stated that Attorney Kurt James did address some of our concerns and Commissioner DeWitt Ahern stated that we will continue to look at options and move forward. Commissioner Nangle stated that it is a good time to sit back and regroup. Chairman Taylor was in agreement.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**RESIDENT & PUBLIC PARTICIPATION:**

None.

**ADJOURNMENT:**

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

Meeting adjourned 6:35 P.M.