**MINUTES**

The Board of Commissioners of the Dracut Housing Authority met at a regular scheduled meeting on October 15, 2018. Chairman Russell Taylor opened the meeting at 6:00 p.m. and upon roll call vote those present were as follows:

PRESENT:Matthew Sheehan

 Debra DeWitt Ahern

 F. Russell Taylor

 Jesse Forcier

 George Nangle

ABSENT: None

IN

ATTENDANCE: Mary T. Karabatsos

 Kelley Szymanski

Chairman Taylor announced that the Board Meeting is being recorded.

**PRESENTATION ON GREENMONT AVENUE BY TOWN MANAGER JAMES DUGGAN.**

**A vote to deed the property located at 144 Greenmont Avenue back to the Town of Dracut**

**and the Community Preservation Committee.**

Town Manager Duggan explained to the Board that he is requesting that the Greenmont Avenue site be deeded back to the Town. Mr. Duggan stated that he would like to sell the land to either a non-profit or a for profit agency and they would construct senior affordable housing on the site. There would be a land lease for a certain amount of years. The Town is not sure what that would be, it could be 50, 60, 70 or 99 years. 70% of the units would available for Dracut Residents.

Commissioner Forcier made a motion to turn the 17 acres of land and the $3 million dollars over to the Town for $1.00. Said motion was seconded by Commissioner DeWitt Ahern. Under discussion, Commissioner Forcier said that the housing authority’s biggest hurdle was the 99-year land lease. Commissioner Forcier stated that as a selectman he would not support a 99-year land lease, but he is willing to see how the process works out. Chairman Taylor stated that HUD and DHCD has made it clear that the old way of building public housing is no longer. Senior housing is not a priority in the state. The new way of building senior housing is through non-profits, tax breaks, and higher rents to balance out the lower rents. Chairman Taylor said that under this new system he does not see any way of building senior housing as was promised to the people of Dracut. Chairman Taylor said that he stood before the Town Meeting and asked for the money for the land and $3 million dollars from CPC with the promise of building 60 units of senior housing. Chairman Taylor does not believe that is possible now and therefore will vote to turn the $3 million dollars and the land back to the CPC. Chairman Taylor said that we cannot do what we promised so it is time to give the money and land back to the Town.

Commissioner Sheehan said that he agrees with the Chairman. He said that unfortunately there is no funding for what we want so he will also support the transfer of the land and the funds back to the Town. Commissioner DeWitt Ahern said that something is better than nothing and she also supports the transfer of the land and funds. Commissioner DeWitt Ahern is all for getting this done. Commissioner Nangle said that he is 100 percent behind the transfer of the land and the funds. Upon roll call vote passed unanimously.

**MINUTES**

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

**BILLS & COMMUNICATIONS:**

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

The Director informed the Board that from this point on we will be giving the Board all the invoices from the previous meeting to the current meeting. In the past we have only given the Board the invoices from the beginning of each month to the date of the Board Meeting. This way the Board will see and vote on all the invoices that are paid for the month. Commissioner DeWitt Ahern made a motion to approve the new procedure to approve all the invoices for the month. Said motion was seconded by Commissioner Forcier and upon roll call vote passed unanimously.

**EXECUTIVE DIRECTOR’S REPORT:**

**Update on Phineas Street Generator.**

The Director informed the Board that there was a meeting with Sargent Electric (contractor for the Phineas Street generator) the previous week. The company informed the Director that the generator will be up and running by the +beginning of January.

**Update on Stair replacement at 971 Mammoth Road.**

The Director informed the Board that the housing authority has gone out to bid to replace two sets of stairs at 971 Mammoth Road. She explained that all the stairs will be replaced by Spring 2019, but two sets are in very bad condition and we are hoping to get them replaced before the winter. The bids are due in a few weeks. Chairman Taylor asked if the ice melt that we are using could be a factor. The Director said that she has requested from the Architect to let us know what the appropriate ice melt should be used. The Director informed the Board that the current ice melt that we use is an environmentally friendly ice melt.

**Vacancy Report.**

The Board received the vacancy report. There are currently three vacant units.

**Work Order Report.**

The Board received the work order report.

Commissioner Forcier asked the Director to update the Board on the NAHRO mandate to have a Tenant Representative on the Board of Commissioners. The Director stated that the law that will require a tenant to sit on the Board is going through the Housing Committee and Legislature at this time. The Director stated that the Tenant Rep will be appointed by the Board of Selectmen. The Housing Authority will submit names to the Selectmen and they will make the appointment. The Director believes that this will be happening sooner than later.

Commissioner Nangle asked the Director about the three trucks owned by the DHA. The Director stated that we have a 2008, 2009, and 2013. She also explained that she will be budgeting for a new truck in the upcoming budget process.

**COMMITTEE REPORTS:**

**Community Preservation** – already discussed previously in meeting.

**OLD BUSINESS:**

**Appointment of Housing Sub Committee Board to work with the Community Preservation Committee. Tabled the last two meetings.**

The Board decided that this appointment is no longer necessary.

**NEW BUSINESS:**

No new business.

**ADJOURNMENT:**

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

Meeting adjourned: 6:21 p.m.