

MINUTES OF THE REGULAR MEETING

November 13, 2012

The SHA met in open session at 55 Hudson Road, Sudbury, at 7:30 p.m. Those present were: Chair: Sherrill Cline; Treasurer: Lydia Pastuszek; Assistant Treasurer: Steven Swanger; Member: Kaffee Kang; Executive Director: Jo-Ann Howe.

1. MINUTES: A motion to approve the minutes of 10/9/12 was made by S. Swanger, seconded by L. Pastuszek, and unanimously approved.

2. CHECKS: A motion to approve the checks written in October was made by L. Pastuszek, seconded by K. Kang, and unanimously approved.

UNFINISHED BUSINESS:

Redevelopment Project: A very successful Ribbon-Cutting Ceremony for the new units was held at the units at 19 Greenwood/19 Curry on November 1st. Although a tent was rented in case of inclement weather, it was a beautiful day and attendance was excellent, including Selectmen and state senators and representatives, along with individuals from most of the project's funding organizations. The Board of the SHA wishes to acknowledge the extraordinary amount of work done by Administrative Assistant Sheila Cusolito, who both organized and executed this celebration.

3. Substantial Completion: A motion was made by K. Kang, seconded by S. Swanger, and unanimously passed to accept Substantial Completion of DHCD Project #288016, "Sudbury Duplexes," contingent upon completion of Punch List items.

Governor's Commission on Public Housing Sustainability and Reform: After some discussion it was decided to invite Senator Jamie Eldridge to meet with the at the regular SHA meeting at 7:30 p.m. on December 11th regarding issues addressed by the Commission. If he would like to maximize the opportunity, other housing authorities in his district could be invited on a Saturday morning at 10 a.m. J. Howe will discuss with Acton H.A. and NAHRO before issuing the invitation. If the event includes other housing authorities, L. Pastuszek will invite Senator Barry Feingold, and Tom Conroy will also be invited.

Housing Trust: L. Pastuszek reported the budget was approved for the Trust's redevelopment project and that the next meeting is scheduled for 11/28.

CPA Committee: S. Cline reported that the CPC reviewed the projects that have been approved but not completed, such as the SHA's "condo" proposal.

NEW BUSINESS:

Storm Damage: A total of 11 trees fell on SHA property in the October 30th storm, Sandy, one of them damaging 2 cars, and one damaging the new roof at Pine Street.

Board Attendance Confirmation: DHCD now requires online reporting of attendance at board meetings. A board member pointed out that 5 pages of instructions are required to implement this new efficiency.

DHCD Conference: J. Howe and S. Cusolito attended this all day conference in Worcester on 11/3. The SHA's duplex project was acknowledged in both speeches and slides.

Housing Roundtable: S. Cline, S. Cusolito, J. Howe and S. Swanger will attend the Roundtable on 12/13 at 7:30 at the Town Hall.

CPC Meeting: S. Cline, K. Kang, and possibly L. Pastuszek will attend the CPC hearing of 12/5 at 7:30 at the Town Hall. The SHA's goals and projects, as requested by the CPC are:

- Include affordable rental housing in any project designed for the Melone property
- Increase all rental housing opportunities in Sudbury
- Review and update the Blue Ribbon Committee's inventory of town-owned land suitable for affordable housing
- Convert Musketahquid Village from electric to gas heat

Community Building Policy: It was decided by consensus to raise the rental rate for the community building from \$30 per use, as established in 1984, to \$60, for individuals or groups outside of Musketahquid's residents.

DIRECTOR'S REPORT:

Maintenance: A report was presented on maintenance activities.

Minutes prepared by Jo-Ann Howe,
Executive Director