

SUDBURY HOUSING AUTHORITY

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MINUTES OF THE REGULAR MEETING

May 10, 2016

The SHA met in open session at 55 Hudson Road, Sudbury, at 4:00 p.m. Those present were: Chair: S. Swanger; Vice Chair: K. Kang; Treasurer: S. Cline; Member: J. Deutsch; Member: L. Pastuszek; Executive Director: S. Cusolito.

David Gillespie, AvalonBay VP of Development (Raytheon): Mr. Gillespie presented an overview of AvalonBay and the current plans for the 250-unit rental development slated for the Raytheon site. He explained that AvalonBay is partnering with National Development, which is overseeing plans for a 48-unit memory care facility and 60 active-adult condominiums. A Whole Foods grocery is also planned for the site. Mr. Gillespie indicated that monthly rents would be in the range of \$2-3K, for two- or three-bedroom units.

The Board asked about possibilities for greater affordability on some of the rental units, as well as options through National Development to set aside a portion of memory care and/or condominium units as affordable. Other ideas included a long-term lease of rental units to the SHA for sublet and purchase and/or development of the old police station or another parcel in town. Mr. Gillespie expressed willingness to explore such opportunities.

Following discussions with Mr. Gillespie, Members suggested a meeting with Planning Director Jody Kablack to discuss opportunities involving Avalon, National Development, or Sudbury Station that might be of mutual benefit.

A motion was made by J. Deutsch, seconded by S. Swanger, and unanimously voted, to designate S. Cusolito and K. Kang to represent the SHA in discussions with the Town and/or developers.

Board Elections: A motion was made by S. Cline, seconded by L. Pastuszek, and unanimously voted, to approve the slate as presented:

Chair: Kaffee Kang
Vice Chair: Sherri Cline
Treasurer: Judy Deutsch
Assistant Treasurer: Lydia Pastuszek
Member: Steve Swanger

Minutes: A motion was made by S. Swanger, seconded by J. Deutsch, and voted, to approve the minutes of the April 12, 2016 Regular Session. S. Cline abstained.

Checks Approval: A motion was made by S. Swanger, seconded by L. Pastuszek, and unanimously voted, to approve checks written in April 2016.

NEW BUSINESS

NAHRO Awards: Congratulations were offered to Commissioner S. Swanger, who was selected as one of two recipients of the MA NAHRO Board Member of the Year award. Resident Sarah Strangie was selected for the second year in a row for a MA NAHRO scholarship. She attends UMass Amherst.

ED Salary: The Board previously approved a 3% increase in accordance with the ANUEL, as well as a 2% merit increase, retroactive to April 1, 2016.

A motion was made by L. Pastuszek, seconded by S. Swanger, and unanimously voted, to approve an additional merit increase of 3% on the FY16 base salary, as well as a one-time adjustment of \$5,983, for a total annual salary of \$60,101.

Willis Lake Rent Increase: A motion was made by J. Deutsch, seconded by S. Swanger, and unanimously voted, to request a rent increase to the current HUD fair market rent, less a utility allowance.

The request must be approved by both the DHCD and the Regional Housing Services Office, acting as the agent for the Town.

Schedule of Positions and Compensation: Board Members signed this annual certification.

SHT Small Grants Program: Following a second query from a resident, the Board reiterated its position that funds from this program should not be utilized for repairs to SHA properties.

Liaison Reports: Later today, L. Pastuszek will attend the presentation on Melone property environmentals. TCE levels apparently meet a standard that would allow for housing on the site.

Amy Lepak, whose term on the Housing Trust ended in April and who has an extensive history as an affordable housing advocate, expressed interest in joining the SHA board. The Board suggested outreach to community members and tenants to engage interested parties as associate board members.

Open Forum: No comments.

UNFINISHED BUSINESS

ED Work Plan: After inserting FY17 goals into the newly configured evaluation, S. Cusolito will circulate the plan to the Board. S. Swanger and S. Cline will facilitate review of the ED contract, which expires in August.

Police Station RFP: L. Pastuszek reported that, according to RHSO representative Liz Rust, the Town is committed to accepting the offer with the highest cash profit, which will preclude consideration of the SHA as the developer.

Commissioner Contact Information: Members will provide requested information following clarification at the upcoming NAHRO conference of its uses.

DIRECTOR'S REPORT

S. Cusolito will attend the NAHRO conference May 22–25. The awards luncheon for Steve Swanger is Monday; that for student Sarah Strangie is Tuesday.

Vacancies: No new vacancies.

Evictions: No new actions.

Maintenance: Routine work orders are underway, as are 667 inspections and inspection work orders.

Executive Session : A motion was made by L. Pastuszek, seconded by J. Deutsch, and unanimously voted to adjourn the May 10, 2016 Regular Session and move to Executive Session for the purpose of discussing real property acquisition, as discussion in open meeting might have a detrimental effect on the negotiating position of the SHA, not to return to Open Session. The time was 5:45 p.m.

Yes: S. Cline

Yes: J. Deutsch

Yes: K. Kang

Yes: L. Pastuszek

Yes: S. Swanger

Minutes prepared by S. Cusolito, Executive Director