

ACTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MINUTES
DECEMBER 6, 2022, at 4:00pm
VIRTUAL MEETING

Present: Bernice Baran, Peter Berry, Nancy Kolb, and Melissa Wingfield
Also Present: Kelley Cronin
Attending: Sahana Purohit, Jeff Bergart, David Martin, Fred Kinch

I. Ms. Kolb read the rules of the remote meeting and Ms. Kolb conducted a roll call for attendance with Ms. Kolb, Ms. Baran, Mr. Berry, and Ms. Wingfield present. The Board reviewed the minutes of the October 25, 2022, meeting. Ms. Baran made a motion, which was seconded by Peter Berry to;

Approve the minutes of the regular meeting for October 25, 2022, as amended.

and upon roll call the “Ayes” and “Nays” were as follows:

Bernice Baran: Aye

Nancy Kolb: Aye

Peter Berry: Aye

Melissa Wingfield: Aye

The motion was approved.

II. Board Update

Ms. Kolb welcomed Sahana Purohit who has been appointed to the Board by the Governor. Ms. Purohit thanked everyone for the welcome and let the Board know she had not been sworn in yet so would not be voting.

III. Executive Director Update

Ms. Cronin discussed the increased number of COVID cases and other illnesses going around. The Board recommended that signs be put up for mask wearing in the common areas of the Housing Authority.

IV. New Business

Ms. Cronin reviewed the new Section 8 payment standards for Acton, Boxborough, Littleton, and Maynard. Mr. Berry made a motion, which was seconded by Ms. Wingfield to;

Approve the Section 8 Payment Standards for Acton, Boxborough, Littleton, and Maynard for January 1, 2023, as presented.

and upon roll call the “Ayes” and “Nays” were as follows:

Bernice Baran: Aye

Nancy Kolb: Aye

Peter Berry: Aye

Melissa Wingfield: Aye

The motion was approved.

The Board reviewed the change order for Great Road condominium improvement project #002081. Ms. Baran made a motion, which was seconded by Mr. Berry to;

Approve Change Order #2 for Great Road condominium improvement project #002081 reducing the contract sum by \$23,194.59.

and upon roll call the “Ayes” and “Nays” were as follows:

Bernice Baran: Aye
Nancy Kolb: Aye
Peter Berry: Aye
Melissa Wingfield: Aye

The motion was approved.

Ms. Cronin discussed the State Budget Guidelines for the 2023.

Ms. Cronin reviewed DHCD Public Housing Notice 2022-20 for family housing repositioning. It is a notice of funding availability for Housing Authorities to dispose of existing units and build or purchase new ones. Ms. Cronin told the Board applications were not due until the Spring but suggested some of the condominium units should be considered for replacement.

IV. Old Business

Ms. Kolb let the Board know that the presentation for sustainable funding for McManus Manor would be on the agenda for the December 13, 2022, Community Preservation Committee meeting. Ms. Cronin let the Board know that the Select Board had approved the sewer construction and had waived our sewer fees for the connection to McManus Manor.

Mr. Berry let the Board know that the Town was going to begin implementing the Climate Action Plan.

V. The Board reviewed the September voucher. Ms. Baran made a motion, which was seconded by Ms. Wingfield and unanimously voted in the affirmative to:

Approve the October voucher as presented.

and upon roll call the “Ayes” and “Nays” were as follows:

Bernice Baran: Aye
Nancy Kolb: Aye
Peter Berry: Aye
Melissa Wingfield: Aye

The motion was approved.

VI. Ms. Kolb asked if there were any community members who wanted to comment. Leo Fochtman introduced himself. Mr. Fochtman let the Board know he was Chairing the new Human Services Committee and invited the AHA to a meeting in January. The Board let Mr. Fochtman know they would be happy to attend and thanked him for coming to the meeting. When there were no further comments, Ms. Kolb asked for a motion to adjourn. Ms. Baran made a motion, which was seconded by Ms. Wingfield to;

Adjourn the meeting.

and upon roll call the “Ayes” and “Nays” were as follows:

Bernice Baran: Aye
Nancy Kolb: Aye
Peter Berry: Aye

Melissa Wingfield: Aye

The motion was approved.

Ms. Kolb adjourned the meeting at 4:54pm.

Respectfully submitted,

Kelley A. Cronin

Kelley A. Cronin
Executive Director

Documents and Exhibits Used During the **December 6th** meeting:

Minutes of the October 25, 2022, meeting, Change Order No. 2 for Project #002081, Section 8 Payment Standards for Acton, Boxborough, Littleton and Maynard, Budget Guidelines, DHCD PHN 2022-20 NOFA , October Voucher