**GROTON HOUSING AUTHORITY**

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Minutes of a Regular Meeting

Groton Housing Authority

Board of Commissioners

April 13, 2022

7:00 PM

1. ROLL CALL: The meeting was called to order at 7:04 PM.

.. MEMBERS PRESENT: Daniel Emerson, Treasurer

Leslie Colt, Asst. Treasurer

Don Black, Member

John Sopka, Member

Deirdre Slavin-Mitchell, Chair

.. MEMBERS ABSENT: None

.. OTHERS PRESENT: Lisa Larrabee

Anna Eliot, Groton Housing Partnership Member (by phone)

1. PUBLIC COMMENT: Anna Eliot a member of the Groton Housing Partnership called in by telephone to discuss the MBTA communities’ legislation. She suggested that the Groton Housing Authority take a more active role in drafting notes back to the state regarding this legislation. Anna proposed that some of the new development slated to start in town may qualify as the MBTA overlay district. The Board decided to look further into this legislation and will ask Fran Stanley, Town of Groton Housing Coordinator to our next meeting to help define our role.
2. CHECK REGISTERS:

.. REVIEW AND APPROVE FEBRUARY 2022 CHECK REGISTER: A motion was made by Don Black and seconded by Daniel Emerson to approve the Check Register for February 2022. All Members present voted AYE. There were no NAY votes.

.. REVIEW AND APPROVE MARCH 2022 CHECK REGISTER: A motion was made by Don Black and seconded by Leslie Colt to approve the Check Register for March 2022. All Members present voted AYE. There were no NAY votes.

1. FINANCIAL STATEMENTS: The Board decided not to take any action on the financial statements for January and February 2022 pending a review of the statements with the GHA’s accountant.

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1. APPROVAL OF MINUTES:

.. FEBRUARY 16, 2022, REGULAR MEETING: A motion was made by Daniel Emerson and seconded by Don Black to approve the February 16, 2022, Regular Meeting Minutes. The vote was Daniel Emerson = AYE, Leslie Colt = AYE, Don Black = AYE, John Sopka = AYE. Deirdre Slavin-Mitchell abstained. There were no NAY votes.

.. MARCH 15, 2022, ANNUAL PLAN MEETING: A motion was made by Leslie Colt and seconded by Don Black to the March 15, 2022, Annual Plan Meeting Minutes. All Members present voted AYE. There were no NAY votes.

1. NEW BUSINESS:

.. SANDY POND ROAD RENTALS: The Executive Director told the Board that they continue to go through the application process to fill one unit.

.. SANDY POND ROAD FINANCING UPDATE: The Executive Director told the Board that she heard back from MHP regarding refinancing. They told her that they do not do refinances, nor do they offer mortgage forgiveness to add to the end of the loan. They did tell her that we should have quite a bit of equity in the property now so they think we could find a private mortgage for a better rate than we have with them. A motion was made by Daniel Emerson and seconded by Don Black to allow the Executive Director to investigate refinancing with a private lender. All Members present voted AYE. There were no NAY votes.

1. OLD BUSNISS:

.. NASHUA ROAD INFORMATION: Don Black told the Board that we now have the deed to the property. He said he has met with Developers that have plans to build in Groton and who have plans to develop more affordable housing. He told the Board should we move forward with the CPC to ask for money to explore the development of the property and to find out more about contaminants on the property as well as protected species, and other items needed for development purposes.

1. OTHER BUSINESS AS NEEDED:

.. The Board asked the Executive Director to talk with the Water Department again about the high usage of water at our 705 development.

.. The Board asked the Executive Director to check with the GHA attorney to see if they are personally liable in lawsuits against the GHA.

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1. ADJOURN: A motion was made by Don Black and seconded by Daniel Emerson to adjourn the meeting at 8:53 PM. All Members present voted AYE. There were no NAY votes. THE NEXT REGULARLY SCHEDULED MEETING WILL BE ON WEDNESDAY, MAY 11, 2022, 7:00 PM, AT 19 LOWELL ROAD, GROTON, MA.