**GROTON HOUSING AUTHORITY**

**19 LOWELL ROAD, GROTON, MA 01450**

**PHONE: 978-448-3962 ~ FAX: 978-448-5845**

**EMAIL:** **OFFICE@GROTONHA.ORG**

Minutes of a Regular Meeting

Groton Housing Authority

Board of Commissioners

December 14, 2022

7:00 PM

1. ROLL CALL: The meeting was called to order at 7:03 PM.

 .. MEMBERS PRESENT: Deirdre Slavin-Mitchell, Chair

 Daniel Emerson, Treasurer

 Don Black, Member (present for part of the meeting)

 John Sopka, Member

 Leslie Colt, Asst. Treasurer

 .. MEMBERS ABSENT: NONE

 .. OTHERS PRESENT: Lisa Larrabee

1. PUBLIC COMMENT: No Public Comment at this meeting.
2. CHECK REGISTER:

.. October 2022 Check Register: A motion was made by John Sopka and seconded by Don Black to approve the October 2022 DHCD Check Register. All Members present voted AYE. There were no NAY votes.

1. FINANCIAL STATEMENTS:

.. September 30, 2022, DHCD Consolidated: A motion was made by Dan Emerson and seconded by Don Black to approve the September 30, 2022, Financial Statements for the DHCD Consolidated Programs. The vote was Slavin-Mitchell = AYE, Emerson = AYE, Black = AYE, and Colt = AYE. Sopka abstained.

.. September 30, 2022, Sandy Pond Road: A motion was made by Don Black and seconded by Dan Emerson to approve the September 30, 2022, Financial Statements for the Sandy Pond Road Program. The vote was Slavin-Mitchell = AYE, Emerson = AYE, Black = AYE, and Colt = AYE. Sopka abstained.

.. September 30, 2022, Still Meadow: A motion was made by Dan Emerson and seconded by Don Black to approve the September 30, 2022, Financial Statements for the Still Meadow Program. The vote was Slavin-Mitchell = AYE, Emerson = AYE, Black = AYE, and Colt = AYE. Sopka abstained.

.. October 31, 2022, DHCD Consolidated: A motion was made by Don Black and seconded by Leslie Colt to approve the October 31, 2022, Financial Statements for the DHCD Consolidated Programs. The vote was Slavin-Mitchell = AYE, Emerson = AYE, Black = AYE, and Colt = AYE. Sopka abstained.

.. October 31, 2022, Sandy Pond Road: A motion was made by Don Black and seconded by Dan Emerson to approve the October 31, 2022, Financial Statements for the Sandy Pond Road Program. The vote was Slavin-Mitchell = AYE, Emerson = AYE, Black = AYE, and Colt = AYE. Sopka abstained.

.. October 31, 2022, Still Meadow: A motion was made by Dan Emerson and seconded by Leslie Colt to approve the October 31, 2022, Financial Statements for the Still Meadow Program. The vote was Slavin-Mitchell = AYE, Emerson = AYE, Black = AYE, and Colt = AYE. Sopka abstained.

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1. APPROVAL OF MINUTES:

.. NOVEMBER 9, 2022, REGULAR MEETING: A motion was made by Dan Emerson and seconded by Leslie Colt to approve the meeting minutes of the November 9, 2022, Regular Meeting as amended. The vote was Slavin-Mitchell = AYE, Emerson = AYE, Colt = AYE, and Sopka = AYE. Black abstained.

1. NEW BUSINESS:

.. SANDY POND ROAD RENTALS: The Executive Director told the Board that Sandy Pond Road is fully rented.

.. SANDY POND ROAD FINANCING UPDATE: The Executive Director told the Board that she is in conversation with a banker about refinancing Sandy Pond Road. The Board suggested she reach out to Roll Stone Bank in Groton about this as well. The Executive Director told the Board that she is working on sending a bill to MHP for our Capital Expenses from the prior year to be reimbursed to us.

1. OLD BUSNISS:

.. NASHUA ROAD INFORMATION: Don Black told the Board that not much has developed over the past month. He feels we should keep going with the process as we need to see what happens at the CPC Meeting. Dan Emerson suggested that Don call the CPA Coalition for guidance on whether bills received before 7/1/2023 can be paid after that date if it is approved at Town Meeting.

.. ONGOING INFORMATION REGARDING THE MBTA COMMUNITIES: John Sopka said that the Town plans to proceed with meeting all necessary deadlines, one of which is the action plan which is due at the end of January 2023.

.. REORGANIZATION OF THE GROTON, WESTFORD, AND LITTLETON HOUSING AUTHORITIES: The Executive Director told the Board that she had a meeting with the Tenants to brief them on the changes. She said the meeting went very well and our tenants appreciated the time we took to inform them of the changes and reassure them that they still have access to the Executive Director.

1. OTHER BUSINESS AS NEEDED*:*
2. Dan Emerson asked the Executive Director to see if we qualify for the grant the Town received for the elevator at Prescott School. She told him that she would investigate it.
3. John Sopka asked that the Affordable Housing Trust Proposal that is before the CPC be added to our agenda under old business. He feels this greatly impacts the GHA and we should be kept informed of the outcome of this proposal. He mentioned that the CPC has accepted the AHT proposal for further discussion and they will need to submit a detailed plan to the CPC. He is not sure how much money they will get and how that will impact us or anyone else who needs housing money.
4. John Sopka asked that an item be added to old business called Rebuilding Cash Reserves – Refinancing and Reserves. He feels this needs to be a regular discussion at each meeting.
5. ADJOURN: A motion was made by Daniel Emerson and seconded by Leslie Colt to adjourn the meeting at 8:38 PM. All Members present voted AYE. There were no NAY votes. THE NEXT REGULARLY SCHEDULED MEETING WILL BE ON WEDNESDAY, JANUARY 11, 2023, 7:00 PM, at 19 LOWELL ROAD, GROTON, MA.