**GROTON HOUSING AUTHORITY**

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Minutes of a Regular Meeting

Groton Housing Authority

Board of Commissioners

June 14, 2023

7:00 PM

1. ROLL CALL: The meeting was called to order at 7:00 PM.

.. MEMBERS PRESENT: Daniel Emerson, Chair

Don Black, Vice Chair

John Sopka, Member

Leslie Colt, Treasurer

.. MEMBERS ABSENT: None

.. OTHERS PRESENT: Lisa Larrabee, Members of the Affordable Housing Trust, Anna Elliot

1. PUBLIC COMMENT: It was suggested by Don Black that the Board vote for the election of new officers since Deirdre Slavin- Mitchell has left the Board. A motion was made by John Sopka and seconded by Don Black to elect Daniel Emerson as the Chairman of the Groton Housing Authority Board of Commissioners. All Members present voted AYE. A motion was made by John Sopka and seconded by Leslie Colt to elect Don Black as Vice Chairman of the Groton Housing Authority Board of Commissioners. All Members present voted AYE. A motion was made by John Sopka and seconded by Don Black to elect Leslie Colt as Treasurer of the Groton Housing Authority. All Members present voted AYE.
2. CHECK REGISTERS:

.. April 2023 Check Register: A motion was made by Don Black and seconded by John Sopka to approve the April 2023 DHCD Check Register. All Members present voted AYE. There were no NAY votes.

.. May 2023 Check Register: A motion was made by Don Black and seconded by Leslie Colt to approve the May 2023 Check Register. All Members present voted AYE. There were no NAY votes.

1. FINANCIAL STATEMENTS:

.. EOHLC Consolidated Programs April 2023: A motion was made by John Sopka and seconded by Don Black to approve the April 2023 EOHLC Consolidated Financial Statements. All Members present voted AYE. There were no NAY votes.

.. Sandy Pond Road April 2023: A motion was made by Don Black and seconded by Leslie Colt to approve the Sandy Pond Road April 2023 Financial Statements. All Members present voted AYE. There were no NAY votes.

.. Still Meadow April 2023: A motion was made by Don Black and seconded by Leslie Colt to approve the Still Meadow January 2023 Financial Statements. All Members present voted AYE. There were no NAY votes.

1. APPROVAL OF MINUTES:

.. May 10, 2023, Regular Meeting: A motion was made by John Sopka and seconded by Don Black to approve the meeting minutes of the May 10, 2023, Regular Meeting. All Members present voted AYE. There were no NAY votes.

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1. NEW BUSINESS:

.. Approval of Low Bidder for Vacant Unit 33D Turnover: The original estimated cost of this project was $42,700. The lowest responsible bidder came in at $69,591.00. That company is FRG Contractor Corp. They did the family porch and doors project, and we had no issues with them. A motion was made by Don Black and seconded by John Sopka to approve FRG Contractor Corp as the winning bidder for project 114037 in the amount of $69,591.00. All Members present voted AYE. There were no NAY votes.

.. Meeting With the Affordable Housing Trust to Discuss Possible Financial Help in Turning over 285A Nashua Road: Although the Groton Housing Authority Board of Commissioners was not prepared and ready to discuss this topic, they did hear from the AHT since the AHT was able to get information from Town Counsel regarding whether or not they could help us with funds that they have available. Becky Pine spoke and said that the AHT originally heard the request through Fran Stanley, and they considered it at their meeting. They would like to help the GHA if they can. Town Counsel says it legal with a contract drawn up between the AHT and the GHA. Rick Perini mentioned that he knows we were not ready to present the AHT with an estimate of what it would cost to rehab this unit, so he offered his services to give us an estimate of this rehab. He said this is what he does for a living and can provide a true estimate for us. It was decided that Rick would meet one of the GHA’s Maintenance Men at the unit and Lisa Larrabee would arrange the date and exchange their phone numbers to get this appointment made.

.. Discussion on Heritage Landing Project: \*\*THIS ITEM WAS MOVED TO ITEM #2 DURING THE MEETING\*\* A motion was made by Don Black and seconded by John Sopka to move this discussion item to slot #2 on the agenda. All Members present voted AYE. There were no NAY votes. Anna Elliot talked about this 40B Project. She mentioned that the Parks Department is interested in obtaining parking as part of this project for the fields there. She said it is too early in the process to be sure what the developer is going to do, but the Town’s Park and Rec Departments really do have a need that should be considered with this project.

1. OLD BUSINESS:

.. NASHUA ROAD INFORMATION: There was nothing to report on this subject at this meeting.

.. ONGOING INFORMATION REGARDING THE MBTA COMMUNITIES: John Sopka stated that the Planning Board is initiating a study with Montachusett to find the area for the community. He said if the planning stays on track, then the Town will be okay until 2025. They are now looking at candidate zoning areas or zoning overlays.

.. UPDATE ON THE AFFORDABLE HOUSING TRUST PROPOSAL GOING TO THE CPC: The Board said this item can be removed from the agenda since it was approved by the CPC and approved at Town Meeting.

.. REBUILDING CASH RESERVES – REFINANCING UPDATE AND RESERVES: No update given at this meeting. It was discussed though, that Lisa Larrabee will make an appointment for John Sopka to meet with James Griffin, GHA Accountant, for a discussion on finances and more information that needs to be added to the financial reports.

1. OTHER BUSINESS AS NEEDED*:*  No other business was discussed at this meeting.
2. ADJOURN: A motion was made by Don Black and seconded by Leslie Colt to adjourn the meeting at 9:05 PM. All Members present voted AYE. There were no NAY votes. THE NEXT REGULARLY SCHEDULED MEETING WILL BE ON WEDNESDAY, JULY 12, 2023, 7:00 PM, at 19 LOWELL ROAD, GROTON, MA.