**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

November 2, 2023

5:00 PM

1. ROLL CALL: The meeting was called to order at 5:18 PM.

 .. MEMBERS PRESENT: Daniel Emerson, Chair

 John Sopka, Member

 Leslie Colt, Treasurer

 Don Black, Vice Chair

 .. MEMBERS ABSENT: None

.. OTHERS PRESENT: Lisa Larrabee

1. PUBLIC COMMENT: NO PUBLIC COMMENT AT THIS MEETING.
2. CHECK REGISTER: NO CHECK REGISTER READY FOR THIS MEETING
3. FINANCIAL STATEMENTS: NO FINANCIAL STATEMENTS AVAILABLE FOR THIS MEETING
4. APPROVAL OF MINUTES: NO MEETING MINUTES AVAILABLE FOR THIS MEETING
5. NEW BUSINESS:

.. VACANCY UPDATE: Lisa Larrabee provided the Board with an update on all vacancies that we have at the Groton Housing Authority. She explained to the Board why we have these vacancies and how we are going about turning the units over to rent.

.. WORK ORDER UPDATE: Lisa Larrabee provided the Board with a printout of the work orders completed in October 2023.

1. OLD BUSINESS:

.. STILL MEADOW RENOVATIONS UPDATE: Lisa Larrabee told the Board that the Still Meadow Renovation Project was completed by the contractor Lion Services. The total cost of the project with change orders was $24,459.48. The cost was much higher than bid out due to unseen rot both inside and outside of the unit. The deck had to be taken down and rebuilt with new material since it was not properly attached to the building and was very rotted out.

.. NASHUA ROAD INFORMATION: Don Black briefed that he met with Common Ground Development regarding our Nashua Road Property. They would like to walk the property to get a better idea of what the property is like. PFAS continues to be a concern and the wells of the neighbors should be tested. Don will talk with Ira Grossman about the PFAS concerns.

.. ONGOING INFORMATION REGARDING THE MBTA COMMUNITIES: NO NEW INFORMATION PROVIDED AT THIS MEETING.

.. SANDY POND ROAD RENTALS: Lisa Larrabee told the Board we have one empty unit and hopes to get a start on this unit in addition to working on the EOHLC Vacancy Initiative Project.

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1. OTHER BUSINESS AS NEEDED*:*

John Sopka suggested that we find out the additional cost to finish up the turnover at Still Meadow and present that cost to the AHT to see if they would be able to fund it. He also suggested asking the AHT to pay the difference between what they did award to us and what we actually paid for the work that was done.

John Sopka briefed that he read an article about a real estate transfer fee that the house and senate are working on to transfer to a town’s affordable housing trust. John said he would send the article to us to read.

1. ADJOURN: A motion was made by John Sopka and seconded by Leslie Colt to adjourn the meeting at 6:10 PM. All Members present voted AYE. There were no NAY votes. THE NEXT REGULARLY SCHEDULED MEETING WILL BE ON THURSDAY, DECEMBER 7, 2023, 5:00 PM, at 19 LOWELL ROAD, GROTON, MA.