

*Acushnet Housing Authority
3 Main St – Presidential Terrace
Acushnet MA 02743
Regular Meeting Nov.30th, 2022*

The meeting opened at 9:00 a.m. with Chairman Rene Racine presiding.

The following were present:

Mr. Racine
Mr. Gomes
Ms. von Jess
Mr. Brown (absent)
Mr. Smith

Others Present: Michael Cioper, Lynn Berube, Nancy Ludwig,

Review and vote on the minutes of previous regular meeting held on October 19th, 2022

Mr. Gomes made a motion to except October 19th meeting minutes, and Ms.von Jess seconded the motion. The vote was unanimous.

Bills and Communications:

The October 2022 warrant was reviewed, and Mr. Gomes made a motion to accept, Ms. von Jess seconded the motion. The vote was unanimous.

Directors Report:

Day to Day Activities

Office Hours- The new office hours were discussed for both Swansea and Acushnet.

Vacancy Report- Lynn reported that there are 2 vacancies, an upstairs and a downstairs
She has pulled 2 lists and mailed out packets to all the applicants on these lists. On the first list there was no response, and the same was for the 2nd list except for the one applicant that did not qualify. The downstairs apartment will be leased to an existing tenant that has an emergency letter.

Old Business:

A. A Board vote for a final completion of the fire and electrical panel and the emergency lighting.

The DHCD has been in to look at the project and to make sure it was complete, a board vote was needed to close the project and to make the final payment.

A motion to close the project and pay final payment was made by Mr. Gomes and seconded by Ms. von Jess. The vote was unanimous.

B. Swansea Housing Authority update

Besides learning a lot on management contracting, Lynn has been busy working with ideas that are already in place in Swansea and bringing in her own ideas. She explained Acushnet will be paid \$56,902.00 for the managing contract. A fee will go to the Director and the rest will be put into an account to pay for any managing needs that may arise in Swansea.

Whatever is not used gets built up in that account and the Acushnet Housing Authority is able to draw from the account to use the money for needed projects. All money used to run the Swansea Housing Authority will come out of Swansea's budget.

New Business:

Board vote to accept the contract for financial assistance 4001, all developments, including but not limited to 667 ARPA funding in the amount of \$90,921.00 in fiscal year 2023 to be used by December 31st, 2026.

A motion to accept was made by Ms. von Jess and seconded by Mr. Gomes. The vote was unanimous.

Board vote to accept the contract for financial assistance 4050, all developments, including but not limited to 667 ARPA funding in the amount of \$299,833.00 in the fiscal year 2023

A motion to accept was made by Ms. von Jess and seconded by Mr. Gomes. The vote was unanimous.

Maintenance Report:

On top of the normal maintenance Mike has been finishing up the inspections which had been deferred due to covid, in the apartments. The boiler in building 5/6 has been replaced and is working well. The money used to replace the boiler came out of formula funding.

At the Garfield St. property the floor in the office was replaced. The work on the sprinkler system was inspected and passed.

A motion to accept the maintenance report was made by Ms. von Jess and seconded by Mr. Gomes. The vote was unanimous.

Tenants Comments:

Next Meeting Date: January 18th, 2023 @ 9:00am

Adjournment: The meeting was adjourned at 9:18am

Ms.von Jess made a motion to adjourn, and it was seconded by Mr. Gomes. The vote was unanimous.

Recorded and prepared by:

Nancy Ludwig, Administrative Assistant

Lynn S. Berube

Executive Director

All Meetings can be viewed by going to the Town of Acushnet, www.acushnet.ma.us Go to public access Channel 18.