

**REGULAR MEETING MINUTES
PROVINCETOWN HOUSING AUTHORITY
WEDNESDAY, DECEMBER 29, 2014**

A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Wednesday, December 29, 2014 at 10:03 am in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT: D. Fabbri, Chair; K. Hatch, Vice Chair; N. Jacobsen, State Appointee; E. Anderson; J. Germack

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. EXECUTIVE SESSION:

J. Germack motioned to enter into Executive Session under M.G.L. c. 30A. SS21(a)Clause 66 to consider the purchase, exchange lease or value of real property 951R Commercial Street, to re-convene into Open Session at 10:05;

D. Fabbri-yea; K. Hatch-yea; N. Jacobsen-yea; E. Anderson-yea; J. Germack-yea

2. PUBLIC STATEMENTS:

None

3. COMMISSIONERS STATEMENTS:

N. Jacobsen informed Board she was disappointed that the Banner article did not mention PHA nor expansion of Maushope in Housing article. K. Hatch suggest Board invite MHP to a Board meeting to evaluate a Maushope expansion. D., Fabbri informed the Board that the Town is exploring housing at the VFW property, the old Community and the VMS/COA.

4. FRIEND of MAUSHOPE:

The 501 C3 to be sent in

5. FINICIAL REPORT:

E.D. presented the November 2014 financial report.

K. Hatch motioned to accept the November Financial Report, seconded by E.Anderson

VOTED: 5-0-0

6. APPROVAL of MINUTES:

N., Jacobsen motioned to approve the minutes of October 29, 2014, seconded by E. Anderson

VOTED: 4-0-1 (J.Germack abstained)

J. Germack motioned to accept the minutes of the November 13, 2014 Joint Meeting with the BOS, seconded by K. Hatch

VOTED: 4-0-1 (E. Anderson abstained)

N. Jacobsen motioned to accept the minutes of November 24, 2014, seconded by K.Hatch

VOTED: 5-0-0

7. EXECUTIVE DIRECTOR'S REPORT:

A. DHCD:

1.High Leverage Asset Preservation Program:

Contractor to order materials

2. Capital Improvement Plan:

DHCD has accepted and approved the CIP

B. Maushope

1. 3 Phase Electric:

Quote from second electrician who reviewed scope did not submit a quote

2. Solar Energy Options:

ED informed Board that Cape EDs meeting with Solar/Energy companies

3. Heat Alternatives in Case of Power Outage:

E.D. is obtaining information regarding cost to upgrade/replace generator and heat/air source

4. Non-Smoking Building:

E.D. to schedule informational meeting after first of the year.

5. Maushope Sewer Hook-Up/Expansion:

Waiting for sewer update from BOS

6. Census:

24 of 24.

C. Family

1. Formula Funding – Kitchen/Baths: Award Contract:

Contractor to order materials

2. Census:

9 of 9.

D. Foley House

1. Door Entry System:

Electrician has not provided a quote

2. Census:

10 of 10

8. OLD BUSINESS:

A. Community Preservation Act Application:

PHA was informed the grant application submitted was not accepted, was for Capital improvements which the CPA does not fund unless development originally utilized CPA funds

B. Community Housing Council Report:

K. Hatch reported the CHC is exploring several housing options

B. Community Preservation Committee Report:

K. Hatch reported the CPC to schedule a meeting to review CPC grant applications

9. NEW BUSINESS:

No new Business

10. APPROVAL of VOUCHERS:

K. Hatch motioned to approve vouchers as presented, seconded by J. Germack

VOTED: 5-0-0

11. CLOSING STATEMENTS:

None

Board scheduled the next Board meeting for Wednesday, January 28 , 2015 at 5pm

D. Fabbri motion to adjourn at 11:40am

Respectfully submitted,

Patrick J. Manning, Recording Secretary