

**REGULAR MEETING MINUTES  
PROVINCETOWN HOUSING AUTHORITY  
WEDNESDAY JULY 1, 2015**

**A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Wednesday July 1, 2015 at 4:05pm 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;  
J. Germack

**ABSENT:** E. Anderson, excused

**OTHERS PRESENT:** Patrick J. Manning, Executive Director

**1. EXECUTIVE SESSION:**

motion by D. Fabbri to enter into Executive Session and return to Regular Session in accordance with MGL chapter 30A sect 21(a) at 5:21pm to consider the purchase, exchange, lease or value of real property 951R Commercial Street. Board will re-convene in Open Session:  
Roll Call: vote: D. Fabbri, yea; K. Hatch-yea; N. Jacobsen-yea; J. Germack-yea

Board re-convened to Open Regular Session 4:25

**2. PUBLIC STATEMENTS:**

**3. COMMISSIONERS STATEMENTS:**

J. Germack informed the Board she purchased a Get Well card for Board member E. Anderson but forgot to bring. J. Germack will drop off oat PHA office for Board members to sign.

Board recognized the passing of former Board member B. Green.

**4. FRIEND of MAUSHOPE:**

FofM will not be meeting in July & August. The FofM have scheduled a bake sale for October 8<sup>th</sup> at the Firehouse. FofM will participate in the Monumental Yard Sale. The FofM will receive 4 donated benches for Maushope. The FofM to receive a \$10,000. donation from G. Johnstones family.

5.

**6. FINANCIAL REPORT:**

E.D. presented the May 2015 financial report.

D. Fabbri motioned to accept the May 2015 Financial Report, seconded by N. Jacobsen

**VOTED: 4-0-0**

**6. APPROVAL of MINUTES:**

J. Germack motioned to approve the minutes of May 27, 2015, seconded by D. Fabbri

**VOTED: 4-0-0**

**7. EXECUTIVE DIRECTOR'S REPORT:**

**A. DHCD:**

**1.High Leverage Asset Preservation Program:**

Project to begin once the Formula Funding projects of kitchens & baths are completed.

**2. PHA Web-Site:**

E.D. to contact computer consultant

**B. Maushope**

**1. 3 Phase Electric:**

No additional quotes obtained

**2. Solar Energy Options:**

E.D. to contact Town's Solar Energy group

**3. Heat Alternatives in Case of Power Outage:**

No update available

**4. Non-Smoking Building:**

E.D. to schedule initial meeting for tenants with state program. Board discussed if non-smoking policy will be for in the buildings only or property wide. Board discussed if include all programs; Elderly/Disabled, Families, Foley House.

**5. Maushope Sewer Hook-Up/Expansion:**

K.Hatch to obtain the plot plan and any other documents from Town Hall regarding Maushope at 44 Harry Kemp Way. The Board discussed inviting : M. Jarusiewicz, Provincetown Affordable Housing Specialist; Laura Schelfelt, MHP; Gloria McPherson, Town Planner; William Rogers; Engineer; 365 Provincetown to discuss and explore Maushope expansion options.

**6. Census:**

23 of 24.

**C. Family**

**1. Formula Funding – Kitchen/Baths:**

E.D. updated Board on status regarding tenant complaints about the contractor, required job spec by DHCD, staff communication. DHCD and state attorney to provide guidance for accessing units to complete the bathroom renovations

**2. Census:**

9 of 9.

**D. Foley House**

**1. Door Entry System:**

No additional quotes obtained.

**2. Census:**

10 of 10

**8. OLD BUSINESS:**

**A. Community Housing Council Report:**

The term of K. Hatch expired on June 30, 2015. The Board discussed the role of the PHA Rep on the CHC. The Board requested K. Hatch continue to be the PHA Rep on the CHC. K. Hatch agreed.

D. Fabbri motioned to appoint K. Hatch as the PHA Rep. On the CHC, N. Jacobsen seconded

**VOTED: 3-0-1 (K. Hatch abstained)**

**B. Community Preservation Committee Report:**

No meeting scheduled, no report available.

**9. NEW BUSINESS:**

**10. APPROVAL of VOUCHERS:**

K. Hatch motioned to approve vouchers as presented, seconded by D. Fabbri

**VOTED: 4-0-0**

**11. CLOSING STATEMENTS:**

Board scheduled next Regular Meeting for Wednesday, July 29, 2015 at 4:00pm

K. Hatch motion to adjourn at 5:54pm

Respectfully submitted,

Patrick J. Manning, Recording Secretary