

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, June 28, 2006**

A regular meeting of the Provincetown Housing Authority was called to order by Margaret Carroll-Bergman, Chair, on Wednesday, June 28, 2006 at 5:22 p.m. in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Margaret Carroll-Bergman, Chair
Nancy Jacobsen, Vice Chair
George W. Bryant, Commissioner
Patrick J. Manning, Executive Director

APPROVAL OF AGENDA:

Motion by G. Bryant to approve agenda as presented, seconded by N. Jacobsen.

VOTED: Unanimous to approve agenda as presented.

PUBLIC STATEMENTS: None

APPROVAL OF MINUTES:

Motion by G. Bryant to approve minutes of May 31, 2006, Regular Meeting and Executive Session as presented, seconded by N. Jacobsen,

VOTED: Unanimous to approve Minutes as

presented.

FINANCIAL REPORT:

Motion by G. Bryant to approve the Financial Report for May 2006 as presented, seconded by N. Jacobsen.

VOTED: Unanimous to approve FR for May 2006 as presented.

DIRECTOR'S REPORT:

I. DHCD: Nothing from DHCD.

II. Maushope:

A. Census is 23 of 24. Vacate Elderly unit will be leased up by July 5, 2006

III. Family Housing:

A. Tenant Complaint Up-date:

It appears that the unauthorized person living in unit that vacated has returned and appears to be living in unit. The tenant continues to deny that the person is living there.

B. Septic Failure:

Board of Health has approved an Administrative Consent Order The PHA is to set up an escrow account in anticipation of hooking into the Town sewer system. ED to file ACO with Barnstable Registry of Deed. DHCD has not responded to ED regarding State grant of \$19,000.00 for septic repair could be used for the sewer hook-up, septic pumping and other septic/sewer needs.

C. Census is 8 of 9.

IV. FOLEY HOUSE:

A. Census is 8 of 10. One person moved in but one person moved out in June.

V. OTHER:

A. Barnstable County Retirement System—PHA received verbal approval to join Barnstable County Retirement System. Board needs to vote exact legal wording into policy. Board requested ED to provide the law to be voted on, Board requested ED to ascertain the cost to the PHA to be apart of the Retirement System.

B. Paid Sick Leave—

Board to discuss matter in Executive Session following Regular

Board Meeting.

Motion by G. Bryant to accept ED report, seconded by N. Jacobsen,

VOTED: Unanimous to accept ED report.

OLD BUSINESS:

A. Affordable Housing Trust Fund:

Board reviewed e-mail response from HAC to Town Manager's request for cost for services that are to be provided by the Specialist. Board request ED provide TM's request, not just the response received. ED to provide

B. State Appointee:

N. Jacobsen has filed her application for re-appointment as State Appointee to the Board. Current appointment is good only until the end of July 2006.

C. Cumberland Farms:

The Town and PHA are waiting for response from Cumberland Farms regarding Next steps they must take in conciliating the matter of environmental concerns.

D. 951R Commercial Street:

ED informed Board that there would be no tax cost to PHA for 951R Commercial Street until there were buildings with bedrooms on the site. The PILOT tax program for PHA is calculated by number of bedrooms. Board request ED F/U on transfer of property to PHA. Board requested ED to request assistance from MHP regarding the property.

E. Community Preservation Committee:

N. Jacobsen reported that the CPC has discussed the possibility of exploring other land/property to develop for Affordable Housing. N. Jacobsen informed the Board that the CPC may request a reversal of the Town Meeting vote that approved 1 million for the Cumberland Farms land. The CPC is concerned that the Cumberland Farms property is taking to long and may not be developed due to the environment issues..

NEW BUSINESS:

A. Board Vacancies

ED informed Board that a Joint Meeting with the BOS was requested to appoint two new Board Members. Joint Meeting scheduled for Monday, July 10, 2006 at 6:00pm. M. Carroll-Bergman will be unable to attend the Joint Meeting.

APPROVAL OF VOUCHERS:

Motion by G. Bryant to approve vouchers as presented, seconded by

N. Jacobsen.

VOTED: Unanimous to approve vouchers as presented.

The next Regular Meeting of the Board was scheduled for Wednesday, July 26, 2006 at 5:15 p.m. in the Common Room at Maushope, 44 Harry Kemp Way, Provincetown.

Motion by N. Jacobsen that the Board go into Executive Session and will not re-adjourn to Regular Session, seconded by G. Bryant. Unanimous to adjourn to go into Executive Session. Regular Meeting adjourned at 6:23 p.m..

Respectfully submitted,

Patrick J. Manning
Recording Secretary