

**WALPOLE HOUSING AUTHORITY
REGULAR MEETING
October 04, 2021**

The meeting, held in the Community Room, 8 Diamond Pond Terrace and remotely at GoToMeeting, was called to order by Chairperson Peter Betro at 6:00 pm.

PRESENT: Peter Betro
Judith Conroy
Michael Teeley

ABSENT: Joseph F. Doyle, Jr.

ALSO PRESENT: Denise Landry, Executive Director/Secretary

THE MINUTES OF SEPTEMBER 13, 2021 REGULAR MEETING

- **Motion:** By Judith Conroy to approve the Minutes of September 13, 2021 Regular Meeting.
- **Seconded:** By Michael Teeley.
- **Voted: 3-0-0:** To approve the Minutes of September 13, 2021 Regular Meeting.

TREASURER'S REPORT AUGUST 31, 2021

Upon a motion duly made by Judith Conroy and seconded by Michael Teeley, it was unanimously,

- **Voted: 3-0-0** To approve the August 31, 2021 Treasurer's Report as presented.

BILLS FOR PAYMENT

Upon a motion duly made by Judith Conroy and seconded Michael Teeley, it was unanimously,

- **Voted: 3-0-0:** To approve the attached list of bills for payment dated:
09-28-2021 10-04-2021

MAINTENANCE

Project Updates/Funding Strategies/Operations Updates

Executive Director provided capital projects and operations update.

Capital Projects Update

No Board action taken at this time.

Maintenance Operations

Senior Housing Development Lighting

No Board action taken at this time.

Neponset View Terrace and Diamond Pond Terrace building common hallway lighting is triggered by outside electronic eye sensors.

Diamond Pond Terrace lighting at Building 6 walkway to Building 7 entrance (along abutting property line) is dark during the evening hours.

Executive Director will follow-up.

Operation Updates

Community Room Re-Opening

No Board action taken at this time.

Executive Director provided update on community rooms re-opening. They are currently closed.

Executive Director will follow-up with re-opening transition timeline. Tentative re-opening scheduled for October 18, 2021.

NEW BUSINESS

Walpole CFA 5001 Amendment 11 Emergency Award - Neponset View Terrace Accessible Unit Project

Walpole Housing Authority is awarded \$373,216.94, funded from the Public Housing Emergency Reserve to cover the budget shortfall for the project to create two (2) fully accessible units at the 667-1 Neponset View Development because the Authority has exhausted its formula funds.

The construction base low bid for the project is \$524,300. The total development cost (TDC) is \$761,906 (\$524,300 hard cost and \$237,606 soft costs). This emergency award supplements a \$300,000 accessible award from DHCD, and utilizes \$88,689.06 in the authority's formula funds, for a TDC of \$761,906.

The following resolution was introduced by Chairperson **Peter Betro**, read in full and considered:

RESOLUTION AUTHORIZING CONTRACT FOR FINANCIAL ASSISTANCE (CFA)

AMENDMENT #11, WORK PLAN 5001

PUBLIC HOUSING EMERGENCY RESERVE AWARD – FUNDING BUDGET SHORTFALL

FOR NEPONSET VIEW TERRACE ACECESSIBLE UNIT PROJECT #314060

IN THE AMOUNT OF \$373,216.94

FOR MASTER CFA FOR THE PRESERVATION AND MODERNIZATION OF

STATE SUPPORTED PUBLIC HOUSING FOR ALL

WALPOLE HOUSING AUTHORITY DEVELOPMENTS

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE MEMBERS OF THE WALPOLE HOUSING AUTHORITY, AS FOLLOWS,

Section 1. The Authority shall enter into a contract with the Commonwealth of Massachusetts in the form submitted at this meeting and contract in the name of Walpole Housing Authority under its corporate seal, and the Secretary is hereby authorized to attest the same.

Section 2. The Authority hereby requests the Director of the Department of Housing and Community Development, (Commissioner of the Department of Community Affairs) enter into such contract with the Authority and the Commonwealth of Massachusetts to approve such contract.

Section 3. The Officers of this Authority shall be, and they are hereby authorized and directed, on and after the execution of said contract by the respective parties thereto, to do and perform on behalf of the Authority all acts and the things required of the Authority to perform fully all of its obligations thereunder.

Section 4. This resolution shall take effect immediately.

Judith Conroy moved that the foregoing resolutions be adopted as introduced and read,

which motion was seconded by **Michael Teeley** and upon roll call the "Ayes" and "Nayes" were as follows:

AYES: _____ **3** _____ **NAYES:** _____ **0** _____

The Chairperson thereupon declared said motion carried and said resolution adopted.

FY 2022 Budget Guidelines

Board Members received FY2022 Budget Guidelines in October Meeting Packet.

UNFINISHED BUSINESS

Vacant State Appointed Board Member Seat

Mr. Joseph Betro resigned the state appointed seat on the Walpole Housing Authority Board of Directors in January 2021.

He was occupying the state appointed seat as a holdover for a term that expired in August of 2016. The resignation was duly reported to the Department of Housing and Community Development and forwarded to the Governor's Boards and Commissions Office, providing notice of the vacancy and requesting Governor Baker's consideration to appoint the Walpole Board's endorsed candidate, James L. Delaney, to fill the vacancy.

Walpole Housing Authority has not heard from the Governor's Office regarding a new appointment for the state appointed seat. The seat is currently still vacant.

Upon review and consideration, the following was brought forward:

- **Motion:** By Michael Teeley to seek interim appointment to Walpole Housing Authority Board of Directors state appointed Seat by the Town of Walpole Select Board under the provisions of Section 216 of Chapter 218 adopted in 2016 amending Chapter 121B, §5 regarding state appointed board members by adding the following two sentences to the 4th paragraph: "If the department does not fill a vacancy in the position of that member within 120 days from the date that the vacancy is created, the board of selectmen shall appoint, in writing, a person by a majority vote to fill such vacancy for the unexpired term.
- **Seconded:** By Judith Conroy.
- **Voted: 3-0-0:** To seek interim appointment to Walpole Housing Authority Board of Directors state appointed Seat by the Town of Walpole Select Board under the provisions of Section 216 of Chapter 218 adopted in 2016 amending Chapter 121B, §5 regarding state appointed board members by adding the following two sentences to the 4th paragraph: "If the department does not fill a vacancy in the position of that member within 120 days from the date that the vacancy is created, the board of selectmen shall appoint, in writing, a person by a majority vote to fill such vacancy for the unexpired term.

And further:

- **Motion:** By Judith Conroy to endorse James L. Delaney as the candidate to fill the vacant Walpole Housing Authority Board of Directors state appointed Seat, as determined by the Town of Walpole Select Board.
- **Seconded:** By Michael Teeley.
- **Voted: 3-0-0:** To endorse James L. Delaney as the candidate to fill the vacant Walpole Housing Authority Board of Directors state appointed Seat, as determined by the Town of Walpole Select Board.

DIRECTOR'S REPORT

Executive Director presented October Director's Report.

CORRESPONDENCE

No correspondence acted upon at this time.

There being no further items to discuss, the following was brought forward:

- **Motion:** To adjourn made by Michael Teeley.
- **Seconded:** By Judith Conroy.
- **Voted: 3-0-0:** To adjourn.

Meeting adjourned 7:42 pm.

Secretary/Executive Director