

REGULAR MEETING

PROVINCETOWN HOUSING AUTHORITY

MARCH 2, 1999

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A regular meeting of the Provincetown Housing Authority was called to order by Michael Bunn, Vice Chair on Tuesday, March 2, 1999 at 5:23 PM in the Maushope Common Room at 44 Harry Kemp Way, Provincetown, Massachusetts.

PRESENT: Michael Bunn, Vice Chair

Barbara Sullivan, Treasurer

Ross Sormani, State Appointee

Kevin Hanahan

Patrick Manning, Executive Director

ABSENT: Ann Maguire, Chair

AGENDA: Agenda was presented for approval

On a motion by Barbara Sullivan, seconded by Ross Sormani

VOTED: Unanimous to approve the Agenda as presented

PUBLIC STATEMENTS: Tenant Association President gave praise for response to snow storm. Also reported that generator and emergency response worked great.

APPROVAL OF MINUTES:

On a motion by Barbara Sullivan, seconded by Ros Sormani

VOTED: Unanimous to approve the minutes.

FINANCIAL REPORT: BofC reviewed Financial Report for January 1999. BofC requested ED to clarify several budget lines with accountant: Assets-@Furniture & Equipment@; Liabilities- & Surplus-@Extraordinary Maintenance@; Operations-@Utilities-#4390 Other@; Non-routine Expenses-@#6510 Extraordinary Maintenance@ and A#7520 Replacement of Equipment@.

On a motion by Ross Sormani, seconded by Barbara Sullivan

VOTED: Unanimous to approve Financial Report with questions to ED to be answered at next BofC meeting.

DIRECTOR=S REPORT: A. ED informed BofC that DHCD has approved: contract with Accountant, Conroy, Milne & Company; Management Check List.

B. Maushope: Generator worked for power outage-BofC requested ED to verify if generator hot wired to Police Station; annual rent review during month of March; ED has obtained bids for new refrigerators-BofC request this project be completed by next BofC meeting.

C. Family Housing: ED attended DPW meeting regarding flooding on Court Street-gave update to BofC; plumbing pin hole leaks being assessed for short and long term solutions-BofC request written proposal from plumber; outside electric box at Court Street has been secured with lock.

D. Foley House: ED informed BofC that a Resident being evicted.

E. BofC provided new signature cards for MMDT account

F. Unregistered cars: ED gave update on progress of removing unregistered cars on PHA property and legal advice sought. BofC recommend that ED seek guidance from OHA.

G. BofC request update on wait list-ED provided update.

H. BofC request update on copy machine and computer for Tenant Association. ED updated that cost information being gathered for copy machine. BofC request this project be completed by next BofC meeting. ED updated that computer has not been purged in order to turn over to Tenant Association. BofC recommended office monies not spent for office help be utilized for consultant to purge computer.

On a motion by Michael Bunn, seconded by Ross Sormani

VOTED: Unanimous to allot office monies for computer purge.

OLD BUSINESS: A. MOA with Tenant Association: BofC request update. ED informed BofC that Attorney contacted in regards to ability to renegotiate MOA. BofC recommends that ED contact OHA for guidance. Tenant Association President informed BofC that local MOA already address recommendations of State MOA. BofC request ED to move forward to complete MOA. BofC Tenant Rep. Request that MOA be a priority. Commissioner Hanahan excused himself from meeting.

B. Pearl Street: Moving forward slowly due to lack of volunteers. BofC, Tenant Association and ED all agree to aggressively publicize need for volunteers. BofC discussed possible Feature story in Banner. BofC will seek free advertisements in local papers. BofC recommends advertisements modeled after successful Truro Treasures advertisements.

NEW BUSINESS: A. Commissioner Bunn informed BofC that 5 Articles on Town Warrant that address Affordable Housing and 3 affect PHA. 1. Selectmen have Article to turn Community Center over to PHA; 2 Citizen Bunn has Article to turn School Annex over to PHA; 3. BofC have Article for an Easement over public property for an Easement over private property. BofC discussed their displeasure over Articles being submitted for the Town Warrant that affect PHA without discussion nor input from PHA=s BofC. BofC discussed that both Community Center and School Annex will have septic issues. BofC questioned the financial ability to develop both properties. DHCD has very limited monies for Housing Authorities. BofC discussed option of a non-profit developing properties that can access different monies. BofC discussed that any action on Community Center must consider the Town=s consolidation plans. BofC discussed the need for technical assistance in regards to development. BofC discussed the commitment of PHA to developing Affordable Housing. BofC Chair gave verbal support for Article via phone for Community Center to be turn over to PHA with condition to not displace Community Center..

On a motion by Ross Sormani, seconded by Barbara Sullivan

VOTED: Unanimous to support Article with condition not to displace Community Center.

BofC continued discussion of Article to turn School Annex over top PHA. BofC discussed other options being discussed in Town regarding the School Annex. BofC has reservations about this Article. BofC request ED to option information regarding a ACampus Provincetown@. BofC discussed that no report from FinCom yet. BofC agrees this Article addresses Affordable Housing. BofC favors this Article but agrees further discussion needed.

On a motion by Ross Sormani, seconded by Barbara Sullivan

VOTED: Unanimous to support Article with understanding of further discussion at next BofC meeting

BofC discussed Article submitted by BofC.

On a motion by Ross Sormani, seconded by Barbara Sullivan

VOTED: Unanimous to support Article.

B. Fire Escape: BofC discussed issue of a fire escape at Maushope possibly being brought to an Article for Town Warrant by a community person. BofC and Tenant Association President discussed the financial and structural implications. Community person will ask Town Meeting for \$19,000. for engineer study\plan. Tenant Association President discussed need for financial concern and Article to be brought to the Tenant Association to be discussed and voted on. Issues of concern: overall cost unknown but high; State will not provide monies; \$19,000.just study\plan; wood fire escape would cost about \$45,000. to \$60,000.; state code may require door not window access; security issues; maintenance cost; large liability issue; Fire Chief no show at last Tenant Association meeting; reduced natural light; asking for Town monies when Town trying to reduce spending. BofC discussed the need to consider and validate the emotional safety of tenants. BofC discussed the possibility of a fire drill. BofC presented an option of providing a hardened drive access to the back of the building for a fire ladder truck. Access to the rear of the building was a problem during the fire 2 years ago. BofC, with tenants present, decided not to support a fire escape for Maushope. Commissioner Bunn to inform community person who wants to have Article on Town Warrant.

APPROVAL OF VOUCHERS: BofC reviewed and approved vouchers.

On a motion by Ross Sormani, seconded by Barbara Sullivan.,

VOTED: Unanimous to approve vouchers .

NEXT MEETING: BofC discussed and agreed that next meeting needed to be prior to Town Meeting. Next meeting set for Thursday, April 1, 1999.

There being no further business, on a motion by Barbara Sullivan, seconded by Ross Sormani, it was unanimously voted to adjourn the meeting at 7:30 pm.