

**REGULAR MEETING MINUTES
PROVINCETOWN HOUSING AUTHORITY
MONDAY, MARCH 30, 2015**

A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Monday, March 30, 2015 at 4:40pm 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 (arrived 4:50) ; J. Germack

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. PUBLIC STATEMENTS:

None

2. COMMISSIONERS STATEMENTS:

J. Germack made note of the passing of George Bryant who severed on the iPHA Board.

3. FRIEND of MAUSHOPE:

FofM successfully participated in the Year Rounders Festival and several people offered to get involved with the FofM . FofM will hold an Annual Meeting Saturday April 18, 2015. The IRS requested clarification regarding the filing for the 501C3 and the FofM responded.

4. FINANCIAL REPORT:

E.D. presented the February 2015 financial report.

K. Hatch motioned to accept the January 2015 Financial Report, seconded by N. Jacobsen

VOTED: 4-0-0

5. APPROVAL of MINUTES:

N. Jacobsen motioned to approve the minutes of February 25,, 2015, seconded by D. Fabbri

VOTED: 4-0-0

J. Germack motioned to approve the March 9, 2015 as amended, seconded by N. Jacobsen

VOTED: 4-0-0

6. ANNUAL TOWN MEETING WARRANT ARTICLES:

The Board reviewed the Warrant and identified Articles to be reviewed, discussed and voted on. The Board of Commissioners of the Provincetown Housing Authority (PHA) discussed at their March 30, 2015 Board Meeting the 2015 Special and Annual Town Meeting Articles. The Articles the Board discussed and voted on are as follows:

Special Town Meeting Article 8: Appropriate \$300,000.00 in Community Preservation funds for the purpose of contributing to the acquisition of property for community housing purposes, which property is located at 48 Winslow Street.

Voted to Recommend: 3-1-0

Special Town Meeting Article 9: Acquisition of Winslow Street Property:

Voted to Recommend: 4-0-1

Annual Town Meeting Article 10: Room Occupancy Tax: A Home Rule Petition

voted to Recommend 5-0-0

Annual Town Meeting Article 16: Adoption of Modified Community Preservation Act.

Voted to Recommend: 4-1-0

Annual Town Meeting Article 17-3-A: \$113,677.00 for Community Housing Office, Housing Specialist;

Voted to Recommend 5-0-0

Annual Town Meeting Article 17-3-B: \$196,000.00 for Fire Station #2

Voted to Recommend 5-0-0

Annual Town Meeting Article 17-3-C: \$25,000.00 for VMCC Housing Development Feasibility Analysis;

Voted to Recommend 5-0-0

Annual Town Meeting Article 22: Home Rule Petition: Expanding Residential Property Exemption.

Voted to Recommend 5-0-0

Annual Town Meeting Article 29: Zoning Bylaw Amendment: Growth Management.

Voted to Recommend: 5-0-0

7. EXECUTIVE DIRECTOR'S REPORT:

A. DHCD:

1.High Leverage Asset Preservation Program:

Planned renovation will proceed after planned Formula Funding renovations.

B. Maushope

1. 3 Phase Electric:

E.D has not received quote from alternate electrician

2. Solar Energy Options:

Cape EDs have not met to address issue

3. Heat Alternatives in Case of Power Outage:

no additional information available from ED

4. Non-Smoking Building:

Informational Meeting to be schedule in the spring

5. Maushope Sewer Hook-Up/Expansion:

No sewer update from BOS

6. Census:

24 of 24.

C. Family

1. Formula Funding – Kitchen/Baths:

Planned renovation scheduled released by contractor and renovations to begin April 7, 2015

2. Census:

9 of 9.

D. Foley House

1. Door Entry System:

ED has not received quote from alternate electrician.

2. Census:

10 of 10

8. OLD BUSINESS:

A. Community Housing Council Report:

No reported available

B. Community Preservation Committee Report:

No report available.

9. NEW BUSINESS:

1. PHA Web-Site:

ED gathering information regarding creating a PHA Web-Site. DHCD to provide funding to develop a Web-Site.

10. APPROVAL of VOUCHERS:

D. Fabbri motioned to approve vouchers as presented, seconded by N. Jacobsen

VOTED: 5-0-0

11. CLOSING STATEMENTS:

None

Board scheduled next Regular Meeting for Wednesday, April 29, 2015 at 5:15pm

D. Fabbri motion to adjourn at 5:52pm

Respectfully submitted,

Patrick J. Manning, Recording Secretary