

**MINUTES OF THE
REGULAR MEETING
WEDNESDAY, JUNE 8, 2016
6:00 p.m.**

I. Called Meeting to Order at 6:00 p.m.

II. Roll Call

Present

Maureen Call
Frank J. Milo
Peter K. Strout
John A. Boris

Absent

William E. Luster

Also Present: Carol A. MacGown and Anne M. Cameron

III. Minutes of Previous Meeting(s)

Maureen Call moved to accept the Minutes of the Regular Meeting held on Wednesday, May 11, 2016. Peter K. Strout seconded the motion and the vote was as follows:

Ayes

4

Nays

0

IV. Communications

- Thank You note dated May 11, 2016 from NortheastArc to Carol MacGown re: donation in memory of Julie Boris
- John Boris thanked everyone for their thoughts and concerns.

V. Reports of the Committees

- Solar Energy Committee

John A. Boris, Chairman requested that the Executive Director up-date the Board Members regarding the Proposal from BlueWave Capital, LLC. The Director informed the Board Members that John Boris, William Luster and she had a telephone conference with Paul McPartland of DHCD and BlueWave Capital who had 7 individuals on the conference call. During the conference call, Carol said that she was speaking with someone from the Winthrop Housing Authority who informed her that Sun Edison was in Bankruptcy and BlueWave Capital

confirmed that. William Luster was very angry about BlueWave Capital not telling the SHA that SunEdison was in Bankruptcy. The Director has had numerous telephone calls with George Miller and not once did he ever mention that to her. Mr. Luster said that this is going to delay the process. BlueWave Capital is going to have to remove the Bankruptcy and that will take some time. Attorney Chris Casey stated that the ball is now in their court. The Director said that the Energy Committee and DHCD still believe that this is a good idea but will have to wait until BlueWave Capital gets the bankruptcy removed. BlueWave will have to report back to SHA once that is complete.

Frank Milo said that this is not how we want to start a relationship. Peter Strout said that the SHA is saving a substantial amount in electricity with moving to Veridian. Carol said that the SHA is saving money but it is not as much as the SHA thought it would be. John Boris stated that the SHA is not doing anything at this point and will wait to hear from BlueWave Capital.

VI. Report of the Executive Director

The Executive Director informed the Board as follows:

- The Salem Housing Authority will arrange for Police Details at Rainbow Terrace at the end of June 2016.
- At the Annual Spring Conference in Falmouth, MA, Mass NAHRO presented the Director with a plaque for 40 (forty) years of service.
- City of Salem, Fire Prevention has received a grant to speak to entities on fire safety and prevention. The SHA has scheduled Fire Safety Meetings at Pioneer Terrace, Charter Street and Morency Dalton. Lt. Peter Schaubelin will address fire safety issues at these developments. Lt. Schaubelin complimented the Salem Housing Authority on how the SHA addresses fire safety at its developments. The Director is very proud of what Lt. Schaubelin said.
- There are many hazard conditions of property at SHA Developments not owned by the SHA but by the City of Salem. Randy Comito has emailed Ward Councilors and Councilor-at-Large, Elaine Milo and very nicely asked her if she could have these conditions addressed by the City of Salem. Elaine Milo is working on that and the Director thanks her for responding so quickly.
- As you may recall relative to M.G.L. Chapter 235, Performance Management Review DHCD used the SHA as a pilot housing authority and came to the authority and reviewed policies and procedures. DHCD has used some of SHA best practices. The SHA is currently assisting DHCD with Risk Management and procuring an Insurance Consulting Company for all LHAs. DHCD is making a

lot of changes consistent with M.G.L., Chapter 235 and will be requiring Board Member Training among other things. DHCD sends daily memos on all of the changes they are making. DHCD has developed a new on-line system for tracking vacant units. This is a new procedure for work orders and on-line vacancy reporting which the Director will review with Lorri DeFrancesco and Randy Comito.

- John Boris will not be available for the time period June 15, 2016 through June 21, 2016. Frank Milo will be acting Chairman while Mr. Boris is not available.

VII. Unfinished Business

There is no unfinished business.

VIII. Recommendations of the Chairman

There were no recommendations of the Chairman.

IX. Report of the Treasurer

Bills and Transfers

Maureen Call moved to approve the bills and transfers for the period May 6, 2016 through June 2, 2016 as presented. Peter K. Strout seconded the motion and the **roll call** vote was as follows:

Ayes

Maureen Call
Frank J. Milo
Peter K. Strout
John A. Boris

Nays

Balance Sheet and Statements of Revenues and Expenses

Maureen Call moved to accept the Balance Sheet and Statements of Revenues and Expenses prepared by Rick Fenton of Fenton, Ewald & Associates, P.C. for Seven (7) months ending April 30, 2016. Peter K. Strout seconded the motion and the **roll call** vote was as follows:

Ayes

Maureen Call
Frank J. Milo
Peter K. Strout
John A. Boris

Nays

X. New Business

There is no new business.

XI. Other Business/Late Communications

Inar Ragnar, 28 Leefort Terrace
Mr. Ragnar commented on his eviction.

Maureen Call stated that there are parking issues at Rainbow Terrace. People are blocking tenants in and cars are being parked on the grass. There is also loud music. The Director said that this has been an ongoing problem and will continue to be a problem. The Director suggested that Maureen obtain license plate numbers and get that information to her and she also suggested calling the police.


XII. Adjournment

Frank J. Milo moved that the Board convene into Executive Session at 6:17 p.m. to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares. The Board will not reconvene into Open Session and will adjourn the meeting from Executive Session. Maureen Call seconded the motion and the **roll call** vote was as follows:

Ayes
Maureen Call
Frank J. Milo
Peter K. Strout
John A. Boris

Nays

Respectfully Submitted,



Carol A. MacGown, Executive Director



Anne M. Cameron, Executive Secretary