



John A. Boris, Chairman
Frank J. Milo, Vice Chairman
Peter K. Strout, Second Vice Chairman
Maureen Call, Treasurer
William E. Luster, Assistant Treasurer
Carol A. MacGown, Executive Director

September 8, 2016

Cheryl A. LaPointe, City Clerk
Office of the Clerk
City Hall, 93 Washington Street
Salem, MA 01970

FILE #
2016 SEP -8 P 5:49
CITY CLERK, SALEM, MASS.

Dear Ms. LaPointe:

In accordance with Chapter 30A, Section 20 of the General Laws, as amended, Notice of a **REGULAR MEETING** of the **SALEM HOUSING AUTHORITY** to be held on **WEDNESDAY, SEPTEMBER 14, 2016 at 6:00 p.m.** at the office of the Authority located at 27 Charter Street, Community Room, Salem, Massachusetts is hereby posted.

It is anticipated by the Chairman that the matters outlined in the attached agenda will be discussed, as well as any other unforeseen business that may lawfully come before it.

It is also anticipated by the Chairman that the Board will convene into Executive Session 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.

Sincerely,

Carol A. MacGown
Executive Director

Enclosure

Copy: Board Members

File: Regular Meeting w/Exec Session

This notice posted on "Official Bulletin Board"
City Hall, Salem, Mass. on *Sept 8, 2016*
at *5:49 PM* in accordance with MGL Chap. 30A,
Sections 18-25.



**AGENDA FOR THE
 REGULAR MEETING
 WEDNESDAY, SEPTEMBER 14, 2016
 6:00 p.m.**

CITY CLERK SALEM, MASS.
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- I. **Call Meeting To Order**
- II. **Roll Call**
- III. **Minutes of Previous Meeting(s)**
 - Acceptance of Minutes of the Regular Meeting of August 10, 2016
- IV. **Communications**
 - September NAHRO Newsletter
 - Email dated August 12, 2016 from Thomas J. Connelly, Jr. re: Notes from Meeting with Housing Committee and DHCD on several key issues
 - Correspondence from the Department of Housing & Community Development dated August 18, 2016 to John A. Boris, Chair re: funding award of \$81,000.00 to cover the cost to remove asbestos in connection with the fire alarm upgrade project at the 667-4 (Pioneer Terrace) Development
- V. **Reports of the Committees**
 - John Boris will present the Annual Community Preservation Plan Request for Comment to the Board.
- VI. **Report of the Executive Director**
- VII. **Unfinished Business**
- VIII. **Recommendations of the Chairman**
- IX. **Report of the Treasurer**
 - Bills and Transfers for the period August 5, 2016 through September 8, 2016

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- Balance Sheet and Statements of Revenues and Expenses through July 31, 2016

X. New Business

- Budget Revision #1, FYE September 30, 2016, Operating Budget for State-Aided Housing
- 2017 five Year Capital Improvement Plan "Salem CIP-2017-Salem Housing Authority-00873
- Accounting Services Contracts
- Fire Alarm System Upgrade at Pioneer Terrace DHCD Project # 258108
- PHA Board Resolution – U.S. Department of Housing and Urban Development
- Pre-2004 Section 8 Reserve Money
- Amendment #10 to Capital Improvement Work Plan 5001 for DHCD Fish #25806 FY19 Formula Funding award (\$631,187.00) and DHCD Fish #258108 Public Housing Compliance Reserve award for asbestos removal related to 667-4 Pioneer Terrace fire alarm upgrade (\$81,000.00)
- Agreement for Engineering Services for DHCD Project #258112 Plumbing Waste Stack Replacement at 705-2A
- Appointment of Contract Officer and Alternate Contract Officer for DHCD Project #258112 Plumbing Waste Stack Replacement at 705-2A
- Admissions and Continued Occupancy Policy (ACOP)
- 2016 Federal Public Housing Flat Rents
- Collection of Losses – Write Offs through September 30, 2015 for State Developments 667 and 200
- Section 8 Rent Reasonableness Study
- Section 8 Utility Allowance Study

XI. Other Business /Late Communications

XII. Adjournment into Executive Session

- Pending Litigation

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