

The Board Meeting took place on the fourth floor at City Hall in the Mayor's Conference room on Thursday, June 27th, 2019 with the meeting starting at 8:51 a.m.

Board member Paul Sliney motioned to approve the minutes for May 30th, 2019 Meeting. ***The motion was made carried and approved with no abstentions.***

Board member Paul Sliney motioned to approve Payables for All Programs. ***The motion was made carried and approved with no abstentions.***

Executive Director Vonnie Morris gave a synopsis of the FY19 Financials. There is a high reserve balance for all programs through May 2019. Board member Paul Sliney motioned to approve FY19 Financials July 2018 – May 2019 All Programs. ***The motion was made carried and approved. Board Member David Morticelli abstained.***

Executive Director Vonnie Morris continued with an update on the Section 8 program. Applicants have been pulled from the Section 8 Waitlist from October 2010. Three of these have leased up. The waitlist has decreased from 11 to 9 years.

The vacancies in May were the same as April with two (2). There were also a couple sudden deaths in June. The vacancy rate is currently 7.92% including all the ones at Pleasant St.

The Maintenance men have been behind pace with the work orders coming in, but that looks to steady out with the return of Maintenance Foreman, Frank Hinckley.

Board member Stefanie Ferrecchia asked if the CDA receive any interns from the Summer Internship program. Executive Director Vonnie Morris noted that the MCDA has received six (6) or seven (7) maintenance interns and one (1) admin intern for the office. They have been a tremendous help so far. Board member David Morticelli asked if any were from Assabet Valley High School. Executive Director Vonnie Morris is not sure, but did affirm that the program is applicable to students from Assabet Valley High School.

Executive Director Vonnie Morris stated that the Rent Roll is accurate and up-to-date through June 2019.

Board member David Morticelli motioned to approve the Certificate of Substantial Completion FISH #170076. ***The motion was made carried and approved with no abstentions.***

Board member Renee Perdicaro motioned to approve the Certificate of Final Completion FISH #170076. ***The motion was made carried and approved with no abstentions.***

MCDA employee Chad Carter gave a brief update on the outstanding credits from National Grid invoices. He determined through a reconciliation that the total amount of outstanding credits to be around \$93K, not \$84 as previously noted by James Bullock, Radian Generation.

MCDA employee Chad Carter also noted that the legal costs have been over \$10K and below 50K every year dating back to FY15.

Board member Paul Sliney motioned to adjourn. ***The motion was made carried and approved with no abstentions.***

Meeting Closed: 9:02am