

MCDA Regular Board Minutes

Minutes of Marlborough Community Development Authority
Regular Meeting – Friday, April 18th, 2018
Meeting Opened: 10:33 a.m. | Meeting Closed: 11:48 p.m.

Attendance of Regular April 18th, 2018 MCDA Board Meeting

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| 1. Mayor/Chair Arthur G. Vigeant | 2. Paul Sliney (Tenant Representative) |
| 3. Stefanie Ferrecchia (Real Estate Rep.) | 4. Renee Perdicaro (Regular Member) |
| 5. David Morticelli (Fin. Rep) | |
| 6. Douglas M. Bushman, Executive Director | |
| 7. Diane Smith, (City Auditor) – Non Voting Member | |
| 8. Brian Doheny, (City Comptroller/Treas.) – Non Voting Member | |
| 9. Chad Carter, MCDA Employee | |

Summary of Motions

General

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| 1. Motion to Approve Minutes for April 6 th , 2018 MCDA Meeting | (Approved) |
| 2. Motion to Approve Payables – April/18 – FY2018 | (Approved) |
| 3. Motion to Approve FY18 Financial Statements (JULY-MARCH) | (Approved) |
| 4. Motion to Approve Revised Real Estate Transfer List | (Approved) |

A. Housing

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| 1. Motion to Approve Annual 667/Rent Bad Debt Write Off | (Approved) |
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The Board Meeting took place on the third floor in Memorial Hall at City Hall on Thursday, April 18th, 2018 with the meeting starting at 10:33 a.m.

Mayor Arthur Vigeant thanked everyone for coming to this emergency session. Board member Paul Sliney Motioned to approve the minutes for April 6th, 2018 meeting. ***The motion was made carried and approved with no abstentions.***

Executive Director Douglas Bushman motioned to approved payables for all programs. ***The motion was made carried and approved. (Board member David Morticelli abstained)***

Executive Director Douglas Bushman gave an update on fiscal year 18's financials. Board member Paul Sliney motioned to approve FY18 Financial Statements (JULY-MARCH). ***The motion was made carried and approved with no abstentions.***

Mayor Arthur Vigeant asked which parcel was missed during the last meeting. Executive Director Douglas Bushman noted it was parcel 77A. Mayor Arthur Vigeant asked if that was the only change from last meeting. City Comptroller Brian Doheny mentioned that he looked at the parcel list and couldn't find cards for parcels 477A & 135A. He believes the total assessed value of these parcels is over \$1 Million dollars. Mayor Arthur Vigeant stated that it was important this information be included in case anything is questioned down the road. There was one small parcel not included on the list – Main Street – Map 70 – Block 77A. Board member David Morticelli motioned to approve Revised Real Estate Transfer List. ***The motion was made carried and approved with no abstentions.***

Executive Director Douglas Bushman continued with an update on the Section 8 Admin Plan. It will include a veteran and Marlborough resident preference, and will look to include a work in Marlborough preference as well. There are some community hearings being scheduled to review the Admin plan with the public and ask for comments. The Admin plan will most likely be voted on at the June 2018 Meeting. Mayor Arthur Vigeant mentioned a one (1) year of employment clause to new applicants. Executive Director Douglas Bushman noted that it will be discussed with Attorney Manette Donovan- who is helping draft the Admin Plan in conjunction with the MCDA.

Executive Director Douglas Bushman then discussed the debt that former tenants owe. Per DHCD guidelines, if a tenant has vacated the program for over a year – their debts can be written off. Board member Paul Sliney motioned to approve the write-off of debts former tenants owe. ***The motion was made carried and approved with no abstentions.***

Mayor Arthur Vigeant continued with a discussion on the Harakles file. He followed up on where the certified notice was sent and determined it had been sent to the Collector's Department who then passed it off to the Assessor's office, and it never reached the MCDA. He has since changed the policy in his office. Executive Director Douglas Bushman noted that he sent off a condensed properties list to all departments. Board member Stefanie Ferrecchia mentioned that a foreclosure process had begun on 17 Cherry St in Marlborough, Ma. MCDA employee Chad Carter stated that he was aware and he is currently working on it.

Executive Director Douglas Bushman gave a brief synopsis on the Section 8 fraud that had been discovered. The voucher was terminated after a week-long investigation in conjunction with the Marlborough Police Department. Board member Paul Sliney motioned to adjourn. ***The motion was made carried and approved with no abstentions.***

Meeting Closed: 11:48pm