

MCDA Board Minutes

Minutes of Marlborough Community Development Authority
Regular Meeting – Thursday, May 31st, 2018
Meeting Opened: 8:45 a.m. | Meeting Closed: 9:22 a.m.

Attendance of Regular May 31st, 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) (ABSENT) | |
| 6. Douglas M. Bushman, Executive Director | |
| 7. Diane Smith, (City Auditor) – Non Voting Member | |
| 8. Brian Doheny, (City Comptroller/Treas.) – Non Voting Member (ABSENT) | |
| 9. Andrew Skoog, MCDA Employee. | |

Summary of Motions

General

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| 1. Motion to Approve Minutes for April 18 th , 2018 Meeting | (Approved) |
| 2. Motion to Approve Payables for All Programs | (Approved) |
| 3. Motion to Approve FY18 July-April 2018 Financials | (Approved) |

A. Housing

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| 1. Motion to Approve CIP 2019-2023 | (Approved) |
| 2. Motion to Approve Window Replacement FISH 170075 | (Approved) |

B. CDA

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| 1. Motion to Foreclose on Randall's | (Approved) |
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The Board Meeting took place on the third floor in Memorial Hall at City Hall on Thursday, May 31st, 2018 with the meeting starting at 8:45a.m.

Mayor Arthur Vigeant motioned to approve the revised meeting minutes April 18th, 2018. *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 with no abstentions.*

Executive Director Douglas Bushman motioned to approve FY18 July-April 2018 financials. *The motion was made carried and approved with no abstentions.*

Executive Director Douglas Bushman updated the Board on the negotiations with THRIVE (formerly GMPI) for the use of the 240 Main Street space that their clients currently reside in. Doug had sent an email to THRIVE Executive Director, Michael Rodrigues, in May and has not yet received a response. Doug noted that the MCDA has not received the monthly agreed payment from THRIVE since June of 2017.

The Section 8 Administrative Plan and HUD Five-Year Plan have been completed and will be submitted for approval at the next Board meeting. A draft copy of both will be provided to the Board members before the meeting takes place for their review. Doug explained that the Section 8 preferences will be changed under the new plan. Currently the preferences are the applicant must whether live or work in Marlborough. Now the number one preference will be live and work in Marlborough and be a veteran. Veteran is defined widely and included reserves and national guard. The second highest preference will be those who live or work in Marlborough.

Executive Director Douglas Bushman reviewed the MCDA Capital Improvement Plan (CIP) for 2019-2023. Paul Sliney motioned to approve the MCDA CIP for 2019-2023. *The motion was made carried and approved with no abstentions.*

Paul Sliney motioned to approve the window replacement project (FISH 170075) at 397 Bolton Street. *The motion was made carried and approved with no abstentions.* The MCDA will be committing an estimated \$60,000.00 from operating reserves for this project.

The Critical Home Repair Program (CHRP) is moving forward with the repairs at 47 Highland Street. Executive Director Douglas Bushman informed the Board that the mortgage and promissory note have been executed. The project started with the removal of the large dead tree which was growing into the deck. There will be an event on Saturday, June 23rd, with the Marlborough High School Habitat for Humanity club and other Habitat for Humanity volunteers at 47 Highland Street, which is when the project is expected to be completed.

Executive Director Douglas Bushman informed the Board that the Community Development Block Grant (CDBG) application is expected to be processed by June or July of this year.

Executive Director Douglas Bushman informed the Board that the Massachusetts Department of Housing and Community Development (DHCD) will be closing out the Neighborhood Stabilization Program (NSP) and the MCDA will be transferring the NSP account funds into the CDBG account which can then be used in a wide range of programs including housing rehab.

Executive Director Douglas Bushman informed the Board that a draft plan for the Local Initiative Program (LIP) would be prepared for review at the next Board meeting in June.

Mayor Arthur Vigeant informed the Board that he spoke with Congresswoman Nikki Tsongas with regards to the Congressional Investigation into the loan for the Randall's. Mayor Vigeant expressed his disappointment at Congresswoman Tsongas Office's interference with the Board's attempt to recoup funds. Court was scheduled for April as the Randall's have missed a substantial amount of payments on the loan, however the Judge on the case had a conflict in the case just before the trial date and was recused. Mayor Vigeant asked for support from the Board to move to foreclosure of the Randall's property for which the loan was provided.

Board member Paul Sliney motioned to foreclose on the Randall's property for which the loan was provided. *The motion was made carried and approved with no abstentions.*

Meeting Closed: 9:22 am