

**CONCORD HOUSING AUTHORITY**  
**REGULAR MEETING – March 7, 2019**

**BOARD MINUTES**

**Roll Call:**

The meeting was called to order at 6:02 p.m. by Chair, Richard Eifler

**MEMBERS PRESENT**

Richard Eifler  
Todd Benjamin  
Edward Larner  
Hester Schnipper  
Fatima Mezdad

**MEMBERS ABSENT**

**OTHERS PRESENT**

Marianne Nelson  
Patty Keane  
Lois Suarez  
Vince Carlson

**CONSENT AGENDA:**

- a. To approve Board Minutes of the Regular Meeting of February 7, 2019 all members having received copies
- b. To approve Howard Gordon Financials-January 2019
- d. To approve bills and checks paid in February 2019
- e. Review TAR Credit Adjustments- February 2019
- f. Director's Notes

Upon motion made by Edward Larner and seconded by Hester Schnipper it was unanimously

**VOTED:** to approve the consent agenda as read

**OLD BUSINESS:**

Todd spoke on Warrant Article 25 and the opposition the 1% transfer tax faces from Concord realtors. He stressed the importance of educating voters on what this tax could mean for the town and the benefit a smart growth approach would have to preserving the character of the town. The Board will put together a statement of support for all affordable housing articles, particularly Warrant article 26; transfer of a building lot to the CHA for development, pending the results of a feasibility study.

The Board is on favor of a ten- month extension to Marianne's ED contract. The contract will extend form August 3, 2019 to June 30, 2020. Rick will work with Marianne on the terms of the contract and bring it back to the Board for approval so that it can be submitted sixty days prior to the start of the new contract.

Upon motion made by Hester Schnipper and seconded by Fatima Mezdad it was unanimously

**VOTED:** to allow Rick Eifler to enter into contract negotiations with Marianne Nelson for a ten- month extension to her contract which will end on June 30, 2020.

There were initial discussions on the strategy going forward for the ED search process; when to begin the process and whether it would make sense to work with a search agency that specializes in Housing Authority employment. The Board will discuss this further toward summer/early fall.

**NEW BUSINESS:**

Ed updated the board on the condo meeting for the Emerson Annex.

Ed would like to revive the Veterans memorial project to be located at the HA where Veterans have been recognized and assisted with housing. The Rotary Club has offered to help fund this project. Ed will report back on its progress at a later date.

Marianne talked about the fire pit policy and that the Concord FD suggested that the policy include additional language of “open fires’ Some members asked if it was necessary to prohibit fire pits because the newer ones are contained and safe. Marianne will bring recreational use policies back to the Board in April for review and possible amendments.

Marianne spoke on HUD repositioning. She attended a recent workshop and explained that HUD was looking to reposition over 100,00 public housing units. The CHA will investigate some options selling some of scattered sites to fund re-development of more affordable housing either on land acquired in town or adding units to scattered site units where there may be enough room to add another small unit. She will also put into the capital fund the cost of a pre- construction feasibility study.

Marianne spoke on the ongoing negotiations between MassNAHRO and DHCD concerning ED contracts. MassNAHRO is asking for support from HAs to move forward with litigation. The board will not take a stand at this time.

Upon motion made by Hester Schnipper and seconded by Todd Benjamin it was unanimously

**VOTED:** to adjourn the meeting.

The meeting was adjourned at 6:55 p.m.

Respectfully submitted by:

---

Marianne Nelson

March 7, 2019

Summary of Documents referenced include the following:

- Board minutes of Regular meeting of February 7, 2019
- Howard Gordon's Financials- January 2019
- Bills and Checks paid in February 2019
- TAR credit adjustments, February 2019
- MASSNAHRO ED contracts
- Letter KP law
- PHN 2019-01
- Summary of HUD repositioning seminar
- Director's Notes