

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on January 9, 2008**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, January 9, 2008, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero
Maria Rivera
Stephen Roche

Robert McWatters was absent due to hospitalization.
Patrick Flynn was absent.

Chairman Cordero declared a quorum present.

I. MINUTES

A. October 3, 2007 Regular Meeting Minutes

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the October 3, 2007 Regular Meeting Minutes, as presented.

B. November 28, 2007 Regular Meeting Minutes

Upon a motion by Ms. Rivera, seconded by Mr. Roche, the Members voted unanimously to adopt the November 28, 2007 Regular Meeting Minutes, as presented. Mr. Roche abstained.

II. NEW BUSINESS

A. Personnel

1. Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve the amendment to the Executive Director's Contract, as presented. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	

January 9, 2008 Regular Meeting Minutes

Stephen Roche

2. Purchasing Director

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize the Executive Director to advertise for the position of Purchasing Director.

B. Annual Write-Offs

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve the year-end write-offs of the Chelsea Housing Authority's delinquent accounts receivable from tenants that have vacated their units as of December 31, 2007.

C. Administrative Union Contract

After a discussion, the Executive Director explained the changes to the Administrative Union Contract. Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve the Administrative Union Contract from January 1, 2008 to December 31, 2010.

III. UNFINISHED BUSINESS

A. FY2008 Budgets

1. FY08 Federal Operating Budgets

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members ratified the November 28, 2007 Agenda and voted unanimously, that the Federal Aided Family and Elderly Housing Operating Budget for FY08 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

2. FY08 State Operating Budgets

Upon a motion by Ms. Rivera, seconded by Mr. Roche, the Members ratified the November 28, 2007 Agenda and voted

January 9, 2008 Regular Meeting Minutes

unanimously that the State Aided Family and Elderly Housing Operating Budget for FY08 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

3. FY08 Section 8 Operating Budget

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members ratified the November 28, 2007 Agenda and voted unanimously that the Section 8 Operating Budget for FY08 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

4. FY08 MRVP Operating Budget

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members ratified the November 28, 2007 Agenda and voted unanimously that the MRVP Operating Budget for FY08 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

- B. Grant Contract Execution
Boiler replacement at Union Park, 667-1
Grant Contract with DHCD
Grant Contract Award: \$300,000.00

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to ratify the November 28, 2007 Agenda and to approve the standard Contract for Capital Improvement Work Plan No.

January 9, 2008 Regular Meeting Minutes

1039, Project No. 057067, between the Commonwealth Of Massachusetts and the Authority in the amount of \$300,000.00 and authorizing its execution in connection with the modernization and administration of the State-Aided Housing Program, 667-1, Union Park Development boiler replacement, and to authorize the Executive Director or the Director of Operations to sign the Contract documents.

- C. Grant Contract Amendment Execution
Bathroom access panels and ceilings at Prattville, 200-2
Present Grant Contract Award: \$725,033.00
Amendment Award: \$17,000.00
New Amount: \$742,033.00

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to ratify the November 28, 2007 Agenda and to approve the Standard Contract Amendment for Capital Improvement Work Plan No. 1038, Project No. 057066, between the Commonwealth of Massachusetts and the Authority in the amount of \$17,000.00 for the total Grant Award of \$742,033.00 and to authorize its execution in connection with the modernization and administration of the State-Aided Housing Program, 200-2, Prattville Development, and to authorize the Executive Director or the Director of Operations to sign the Contract documents.

- D. Certificate of Partial Release of Retainage
Brothers Electric
Electrical Upgrade
Innes Apartments

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize the execution of the Certificate for Partial Release of Retainage for the electrical upgrade at the Innes Apartments, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the documents.

- E. Change Order #5: \$94,000.00 Additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #5 to the Contract with Brothers Electrical Corporation for changes in the additional amount

January 9, 2008 Regular Meeting Minutes

of up to \$94,700.00, for a revised total contract amount of \$2,622,805.00, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

F. Change Order #6: \$427,500.00 Additional


Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #6 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$427,500.00, for a revised total contract amount of \$3,050,305.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

G. Bidding/Construction Documents
Prattville Exterior Repairs
Proprietary Specification


Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize a proprietary specification for exterior cladding materials furnished by the STO Corporation for the Prattville exterior repairs project because after extensive investigation it was determined by the architect and DHCD that no other manufacturer is able to satisfy the following provisions compared to the STO material, that (1) it is a least equal in quality, durability, appearance, strength and design, (2) it will perform at least equally the function imposed by the general design for the public work being contracted for or the material being purchased, and (3) it conforms substantially, even with deviations, to the detailed requirements for the item in the said specifications.

IV. ADJOURNMENT

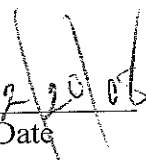
At 7:00 P.M. upon a motion by Ms. Rivera, seconded by Mr. Roche, the Members voted unanimously to adjourn the January 9, 2008 Regular Meeting.



Michael H. McLaughlin
Executive Director



Initials



Date

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on February 20, 2008**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, February 20, 2008, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero
Robert McWatters
Maria Rivera
Stephen Roche

Patrick Flynn was absent.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the January 9, 2008 Regular Meeting Minutes, as presented. Mr. McWatters abstained.

II. NEW BUSINESS

A. Management Operations Certificate for Fiscal Year 2007 (MASS)

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to adopt Resolution #1 and to authorize the Executive Director to submit the Management Operations Certificate (MASS) for Fiscal Year 2007 to REAC on behalf of the Chelsea Housing Authority. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Robert McWatters	
Maria Rivera	
Stephen Roche	

B. FY08 Income Limits

February 20, 2008 Regular Meeting Minutes

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to adopt the Revised Income Limits for the determination of Eligibility and Continued Occupancy for Federal Public Housing and the Section 8 Voucher Program. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Robert McWatters	
Maria Rivera	
Stephen Roche	

III. NEW BUSINESS

- A. Change Order #3 addition: \$75,000.00 additional
Brothers Electrical Corporation
Innes Apartments, 200-3
Electrical Upgrade
Original Construction Amount: \$1,585,000.00
Previously approved: \$117,711.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to authorize an increase to Change Order #3 to the contract with Brothers Electrical Corporation for changes in the additional amount of \$192,711.00, for a revised total contract amount of \$2,013,371.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents

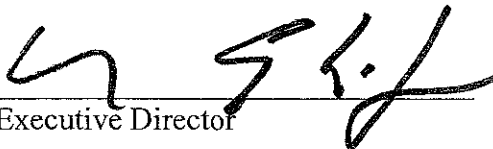
- B. Change Order #7: \$247,584.00 additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Mr. McWatters, the Members voted unanimously to authorize Change Order #7 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$247,584.00, for a revised total contract amount of \$3,297,889.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order.

IV. ADJOURNMENT

February 20, 2008 Regular Meeting Minutes

At 6:35 P.M. upon a motion by Ms. Rivera, seconded by Mr. Roche, the Members voted unanimously to adjourn the February 20, 2008 Regular Meeting.


Executive Director

Initials Date

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on March 12, 2008**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, March 12, 2008, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the Following Commissioners were present:

Henry Cordero
Robert McWatters
Patrick Flynn

Stephen Roche and Maria Rivera were absent.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to adopt the February 20, 2008 Regular Minutes, as presented. Mr. Flynn abstained.

II. NEW BUSINESS

A. Surplus State owned property located in the City of Chelsea

The Executive Director discussed acquiring surplus state owned property located in the City of Chelsea which the Authority would use to build additional housing. This would be contingent on DHCD funding this project.

B. Personnel

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to amend the budget(s) to include a new position for Assistant Executive Director, Security and Technology at the Annual Salary of \$85,000.00 and to approve new titles and job descriptions for the following:

Assistant Executive Director
Operations

March 12, 2008 Regular Meeting Minutes

Assistant Executive Director
Housing Management

Assistant Executive Director
Finance

Assistant Executive Director
Resident Selection

Assistant Executive Director
Modernization and Capital Planning

Assistant Executive Director
Security and Technology

C. Assest Management Election 250 to 400 Units

WHEREAS, the Department of Housing and Urban Development, 225 of Tital II of Division K of the Consolidated Appropriations Act, 2008, Pub. L. 110-161 (approved December 26, 2007) enable the housing authority to elect to be EXEMPT from Asset Management.

NOW THEREFORE, The Board of Commissioners of the Chelsea Housing Authority resolves to elect to be EXEMPT from Asset Management.

Upon a moiton by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to elect to be EXEMPT from Asset Management. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Robert McWatters	

III. UNFINISHED BUSINESS

A. Grant Contract Amendment
Innes Development, 200-3
Electrical Upgrade
Time Extension from 6/30/2008 to 6/30/2011

Upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to approve a standard contract amendment form for Capital Improvement Work Plan No. 1035,

March 12, 2008 Regular Meeting Minutes

Project No. 057064, between the Commonwealth of Massachusetts and the Authority extending the closing dates of service of the contract from 6/30/2008 to 6/30/2011 for the electrical upgrade project at the state-aided housing program at the 200-3, Innes Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- B. Grant Contract Amendment
Fitzpatrick Development, 200-1 and Innes Development, 200-3
Site Improvements
Time Extension from 6/30/08 to 6/30/2011

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to approve a standard contract amendment form for Capital Improvement Work Plan No. 1036, Project No. 057063, between the Commonwealth of Massachusetts and the Authority extending the State-aided Housing Program at 200-1, Fitzpatrick Development and at the state-aided housing program at the 200-3, Innes Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- C. Grant Contract Amendment
Prattville Development, 200-2
Electrical Upgrade
Time Extension from 6/30/08 to 6/30/2011

Upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to consider a resolution approving a standard contract amendment form for Capital Improvement Work Plan No. 1037, Project No. 057065, between the Commonwealth of Massachusetts and the Authority extending the closing dates of service of contract from 6/30/08 to 6/20/2011 for the electrical upgrade project at the state-aided housing program at the 200-2, Prattville Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

- D. Grant Contract Amendment
Prattville, 200-2
Bathroom hatches
Time Extension from 6/30/08 to 6/30/2009

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to consider a resolution approving a standard contract amendment form for Capital Improvement Work

March 12, 2008 Regular Meeting Minutes

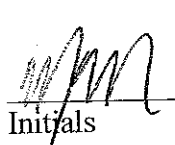
Plan No. 1038, Project No. 057066, between the Commonwealth of Massachusetts and the Authority extending the closing dates of Services of the contract from 6/30/08 to 6/30/09 for the bathroom hatches at the state-aided housing program at the 200-2, Prattville Development, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

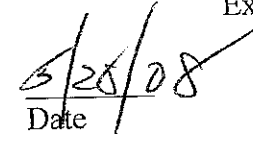
IV. ADJOURNMENT

At 6:30 P.M. upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to adjourn the March 12, 2008 Regular Meeting.



Michael E. McLaughlin
Executive Director


Initials


Date

**MINUTES OF THE REGULAR/ANNUAL MEETING of the
CHELSEA HOUSING AUTHORITY
held on April 30, 2008**

A Regular/Annual Meeting of the Chelsea Housing Authority was held on Wednesday, April 30, 2008. at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero
Robert McWatters
Patrick Flynn
Maria Rivera

Stephen Roche was absent.

Chairman Cordero declared a quorum present.

The Executive Director welcomed and the Board Members congratulated Keir Bordner as the new Assistant Executive Director of Technology and Security.

I. MINUTES

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to adopt the March 12, 2008 Regular Minutes, as presented. Ms. Rivera abstained.

II. NEW BUSINESS

A. Election of Chelsea Housing Authority Officers

1. Chairman

- a. Mr. McWatters nominated Mr. Cordero to serve as Chairman. Mr. Flynn seconded the nomination.
- b. There being no objection, nominations were closed.
- c. Mr. Cordero accepted the nomination.
- d. The Members voted Mr. Cordero, Chairman.
The vote was as follows:

April 30, 2008 Regular/Annual Meeting

AYES	NAYS
Patrick Flynn	None
Robert McWatters	
Maria Rivera	

2. Vice Chairman

- a. Mr. Flynn nominated Mr. McWatters to serve as Vice Chairman. Ms. Rivera seconded the nomination.
- b. There being no objection, nominations were closed.
- c. Mr. McWatters accepted the nomination.
- d. The Members voted Mr. McWatters, Vice Chairman.
The vote was as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Maria Rivera	

3. Treasurer

- a. Ms. Rivera nominated Mr. Roche to serve as Treasurer.
Mr. Flynn seconded the nomination.
- b. There being no objections, nominations were closed.
- c. In the absence of Mr. Roche, Mr. McWatters accepted the nomination for Mr. Roche.
- d. The Members voted Mr. Roche, Treasurer.
The vote was as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Maria Rivera	

4. Assistant Treasurer

- a. Mr. McWatters nominated Mr. Flynn to serve as Assistant Treasurer. Ms. Rivera seconded the nomination.
- b. There being no objection, nominations were closed.

April 30, 2008 Regular/Annual Meeting

- c. Mr. Flynn accepted the nomination.
- d. The Members voted Mr. Flynn, Assistant Treasurer.
The vote was as follows:

AYES	NAYS
Henry Cordero	None
Robert McWatters	
Maria Rivera	

B. Grievance Panel

1. Federal Grievance Panel

The below listed individuals have been appointed by the Resident Organization to be Panel Members on the Chelsea Housing Authority's Federal Grievance Panel:

Robert Donovan, Chairperson
Helen Zucco, Alternate Chairperson

James McNichols, CHA Employee
Vitus Shum, 1st Alternate Employee
James Fitzpatrick, 2nd Alternate Employee

James Haggerty, Resident Panel Member
Theresa Zenga, 1st Alternate Panel Member
Mary Lou Basler, 2nd Alternate Panel Member
Karen Heins, 3rd Alternate Panel Member

Upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to adopt the Federal Grievance Panel, as presented. Upon a motion the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Robert McWatters	
Maria Rivera	

2. State Grievance Panel

The below listed individuals have been appointed by the Resident Organization to be Panel Members on the Chelsea Housing Authority's State Grievance Panel:

April 30, 2008 Regular/Annual Meeting

Robert Donovan, Chairperson
Helen Succo, Alternate Chairperson

James McNichols, CHA Employee
Vitus Shum, 1st Alternate Employee
James Fitzpatrick, 2nd Alternate Employee

Linda Chipman, Resident Panel Member
Dorothy Hannabury, 1st Alternate Panel Member
Carol Razza, 2nd Alternate Panel Member
Lorraine Kennedy, 3rd Alternate Panel Member

Upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to adopt the State Grievance Panel, as presented. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Robert McWatters	
Maria Rivera	

C. 2007 Annual Report

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to approve the 2007 Annual Report, as presented.

D. Section 8 Administrative Plan/Housing Choice Voucher Program

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to approve the technical revisions to the Section 8 Administrative Plan/Housing Voucher Program, as presented.

E. CHA Admission and Continued Occupancy Policy for Federal Subsidized Units

Upon a motion by Mr. McWatters, seconded by Mr. Flynn, the Members voted unanimously to approve the technical revisions to the CHA Admission and Continued Occupancy Policy for Federal Subsidized Units, as presented.

III. UNFINISHED BUSINESS

April 30, 2008 Regular/Annual Meeting

- A. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Clarification of Change Order #8 \$479,614.00 additional

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #8 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$479,614.00, for a revised total contract amount of \$3,303,082.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- B. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #9: \$66,499.00 additional

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to approve Change Order #9 to the Contract with Brothers Electrical Corporation for changes in the additional amount of up to \$66,499.00, for a revised total contract amount of \$3,269,581.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- C. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #10: \$10,681.00 additional

Upon a motion by Ms. Rivera, seconded by Mr. Flynn, the Members voted unanimously to approve Change Order #10 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$10,681.00, for a revised total contract amount of \$3,280,261.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

April 30, 2008 Regular/Annual Meeting

- D. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #11: \$175,000.00 additional

Upon a motion by Ms. Rivera, seconded by Mr. McWatters, the Members voted unanimously to approve Change Order #11 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$95,000.00, for a revised total contract amount of \$3,455,262.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- E. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #12: \$8,872.00 additional

Upon a motion by Mr. Watters, seconded by Mr. Flynn, the Members voted unanimously to approve changes in the additional amount of up to \$8,872.00, for a revised total contract amount of \$3,464,134.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- F. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #13: \$28,280.00 additional

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to approve Change Order #13 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$28,280.00, for a revised total contract amount of \$3,492,414.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

- G. Brothers Electrical Corporation
Prattville Apartments, 200-2

April 30, 2008 Regular/Annual Meeting

Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #14: \$12,709.00 additional

IV. ADJOURNMENT

At 6:35 P.M. upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to adjourn the April 30, 2008 Regular/Annual Meeting.



Michael E. McLaughlin
Executive Director

Initials

Date

**MINUTES OF A REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on May 28, 2008**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, May 28, 2008 in the Conference Room of the CHA Administrative Office, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the Following Commissioners were present:

Henry Cordero
Patrick Flynn
Maria Rivera
Stephen Roche

Robert McWatters was absent due to hospitalization.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to adopt the April 30, 2008 Regular/Annual Minutes, as presented. Mr. Roche abstained.

II. NEW BUSINESS

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to open the State and Federal Family Public Housing waiting list for all bedroom sizes, on or about August 1, 2008. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Maria Rivera	
Stephen Roche	

III. UNFINISHED BUSINESS

- A. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

May 29, 2008 Regular Meeting Minutes

Change Order #15: \$31,000.00

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to authorize Change Order #15 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$31,000.00, for a revised total contract amount of \$3,505,123.00 subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- B. Grant contract amendment execution:
Electrical upgrade at Prattville, 200-2
Present Grant Contract Award: \$3,298,217.00
Amendment Award: \$311,215.00
New Amount: \$3,609,432.00

Upon a motion by Ms. Rivera, seconded by Mr. Flynn, the Members voted unanimously to approve the standard Contract Amendment for Capital Improvement Work Plan No. 1037, Project No. 057065, between the Commonwealth of Massachusetts and the Authority in the amount of \$311,215.00 for a total Grant Award of \$3,609,432.00 and to authorize its execution in connection with the Modernization and administration of the State-Aided Housing Program, 200-2, Prattville Development, and to authorize the Executive Director or Director of Operations to sign the contract documents.

- C. Modernization Updates

The Members discussed past and future Modernization Projects which include work at the Innes, Prattville, and Union Park Apartments.

- D. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #16: \$65,000.00-upset additional

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #16 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$65,000.00, for a revised total contract amount of \$3,570,123.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

May 29, 2008 Regular Meeting Minutes

IV. ADJOURNMENT

At 7:00 P.M. upon a motion by Ms. Rivera, seconded by Mr. Flynn, the Members voted unanimously to adjourn the May 28, 2008 Regular Meeting.

MM
Initials

7/24/08
Date

Michael E. McLaughlin
Executive Director

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on September 24, 2008**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, September 24, 2008, at the Administrative Office of the Chelsea Housing Authority, Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero
Maria Rivera
Stephen Roche

Robert Clatters was absent due to hospitalization
Patrick Flynn was absent.

Chairman Cordero declared a quorum present.

I. MINUTES

May 28, 2008 Regular Meeting Minutes

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the May 28, 2008 Regular Meeting Minutes, as presented.

II. NEW BUSINESS

A. DHCD approval of waiver

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to request DHCD approval of a waiver pursuant to 760 CMR 6.10, of its regulation, 760 CMR 6.05 (2) and (f) to exempt and disregard any amounts contributed to, earned on and held in an IDA Administered by the Chelsea Neighborhood Developers on behalf of a Participating Tenant, provided and the tenant meets all requirements of the IDA Pilot program.

B. Rent Books

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve a \$10.00 charge for rent coupon book if lost or misplaced.

September 24, 2008 Regular Meeting Minutes

C. FY2009 Budgets

1. FY09 Federal Operating Budgets

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted that the Federal Aided Family and Elderly Housing Operating Budget for FY09 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

2. FY09 State Operating Budgets

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted that the State Aided Family and Elderly Housing Operating Budget for FY09 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

3. FY09 Section 8 Operating Budget

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted that the Section 8 Operating Budget for FY09 of the Chelsea Housing Authority be approved as presented by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

4. FY09 Operating Budget

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously that the MRVP Operating Budget for FY09 of the Chelsea Housing Authority be approved as presented

September 24, 2008 Regular Meeting Minutes

by the Executive Director. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

D. AHVP Income Limits

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the Revised Income Limits for the determination of Eligibility and Continued Occupancy for the Alternative Housing Voucher Program (AHVP). Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	
Stephen Roche	

E. Policy for Service Animal Expense Deductions

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the Service Animal Expense Deduction Policy, as presented.

**F. Grant contract execution
Storm Surge Water and Sewer Investigation at
Innes Development, 200-3
Grant contract with DHCD, \$50,000.00**

Upon a motion by Mr. Roche, seconded by Ms. Rivers, the Members voted unanimously to consider a resolution approving the standard Contract for Capital Improvement between the Commonwealth of Massachusetts and the Authority in the amount of \$50,000.00 and authorizing its execution in connection with the State-Aided Housing Program, 200-3, Innes Development for Storm surge water and sewage infiltration problems, and to authorize the Executive Director or the Director of Operations to sign the contract documents.

III. NEW BUSINESS

**A. Grant contract amendment execution
Electrical upgrade at Innes, 200-3
Grant contract with DHCD**

September 24, 2008 Regular Meeting Minutes

Present Grant Contract Award: \$2,137,000.00
New Contract Award: \$2,215,000.00
Increase: \$78,000.00

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to consider a resolution approving a standard contract amendment form for Capital Improvement Work Plan No. 1035, Project No. 057064, between the Commonwealth of Massachusetts and the Authority increasing the awarded amount of \$78,000.00 for a total grant contract amount of \$2,215,000.00 for the electrical upgrade at the State-Aided Housing Program, 200-3, Innes Development, and to authorize the Executive Director or the Director of Operations, to sign the contract document.

- B. Grant contract amendment execution
Roofing and Exterior Repairs at Prattville, 200-2
Grant Contract with DHCD
Present Grant Contract Award: \$371,000.00
New Contract Award: \$4,936,949.00
Increase: \$4,565,949.00

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve a standard contract amendment form for the Capital Improvement Work Plan No. 1034, Project No. 057056, between the Commonwealth of Massachusetts and the Authority increasing the awarded amount by \$4,565,040.00 for a total grant contract amount of \$4,936,949.00 for the roofing and exterior repairs project at the state-aided Prattville Development, 200-2, and to authorize the Executive Director or the Director of Operations, to sign the contract document.

- C. Construction Contract Approval, \$4,0673,000.00
Roof Replacement at the Prattville Apartments
Funding Source: State Modernization
Architect: CSS Architects, Inc.

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize the award of a construction contract to Northeast Interiors for the roofing replacement work at the Prattville Apartments in the amount of \$4,063,000.00, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the necessary contract documents.

- D. Change Order #17: \$11,759.00 additional
Brothers Electrical Corporation
Prattville Apartments, 200-1

September 24, 2008 Regular Meeting Minutes

Electrical Upgrade

Original Construction Amount: \$2,408,499.00

Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #17 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$11,750, for a revised total contract amount of \$3,581,873.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- E. Change Order #18: \$5,200.00 additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to consider authorizing Change Order #18 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$5,200.00, for a revised total contract amount of \$3,587,073, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

- F. Change Order #19: \$3,650.00 additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #19 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$3,650.00, for a revised total contract amount of \$3,590,723.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

- G. Change Order #20: \$3,250.00
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

September 24, 2008 Regular Meeting Minutes

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #20 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$3,250.00, for a revised total contract amount of \$3,593,973.00, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- H. Change Order #21: \$4,785.00 additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #21 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$4,785.00, for a revised total contract amount of \$3,598,758.00, subject to DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

- I. Change Order #22: \$5,945.99 additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #22 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$5,945.00, for a revised total contract amount of \$3,598,758.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- J. Change Order #23: \$3,200.00 additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #23 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$3,200.00 for a revised total contract amount of \$3,601,958.00,

September 24, 2008 Regular Meeting Minutes

subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the change order documents.

- K. Change Order #24: \$2,600.00 additional
Brothers Electrical Corporation
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #24 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$2,600.00, for a revised total contract amount of \$3,604,558.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, to sign the necessary change order documents.

- L. Change Order #25: \$950.00 additional
Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #25 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$950.00, for a revised total contract amount of \$3,665,508.00, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations to sign the change order documents.

- M. Construction contract close-out
Brothers Electric
Electrical Upgrade at the Innes Apartments
Final contract amount \$1,960,230.00

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to accept the Certificate of Final Completion as presented by Brothers Electric for the electrical upgrade at the Innes Apartments, and to authorize the Executive Director or the Director of Operations, to sign the close-out and payment documents. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Maria Rivera	

September 24, 2008 Regular Meeting Minutes

Stephen Roche

- N. Grant Close-out
2005 Federal Capital Fund Grant
\$872,126.00

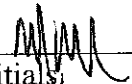
Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to authorize closing out the 1005 Federal HUD Capital Fund Grant #MA06PO1650105 in the amount of \$872,126.00, and to authorize the Executive Director to sign the close-out documents

IV. ADJOURNMENT

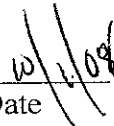
At 7:00 P.M. upon a motion by Ms. Rivera, seconded by Mr. Roche, the Members voted to adjourn the September 24, 2008 Regular Meeting.



Michael E. McLaughlin
Executive Director



Initials



Date

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on October 1, 2008**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, October 1, 2008, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present.

Henry Cordero
Patrick Flynn
Maria Rivera
Stephen Roche

Robert McWatters was absent due to illness.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the September 24, 2008 Regular Meeting Minutes, as presented. Mr. Flynn abstained.

II. NEW BUSINESS

A. FY09 Fair Market Rents

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to approve the Fair Market Rents (FMR's) effective October 1, 2008, as presented.

B. 2009 Flat Rents (Federal)

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to approve the increase in flat rent, effective January 1, 2009, for Federal Aided Public Housing, as presented.

C. Public Hearing

At 5:35 P.M., upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to recess the October 1, 2008 Regular Meeting of the Chelsea Housing Authority.

October 1, 2008 Regular Meeting Minutes

At 5:35 P.M. the Members opened the Public Hearing to discuss the FY09 Annual Plan.

The Board of Commissioners and the Executive Director addressed comments from Residents of Federal-Aided Public Housing.

At 6:15 P.M. the Members reconvened the October 1, 2008 Regular Meeting.

D. FY09 Annual Plan

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the Resolution authorizing the Executive Director to submit and sign The Annual Plan for the Chelsea Housing Authority's Fiscal Year beginning January 1, 2009. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Maria Rivera	
Stephen Roche	

E. Section 8 Administrative Plan

Upon a motion by Mr. Roche, seconded by Ms. Rivera, the Members voted unanimously to adopt the amended Section 8 Administrative Plan for the Chelsea Housing Authority. Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Patrick Flynn	
Maria Rivera	
Stephen Roche	

F. Admissions and Continued Occupancy Policy for Federally Subsidized Units

Upon a motion by Mr. Roche, seconded by Mr. Flynn, the Members voted unanimously to adopt the amended Admissions and Continued Occupancy Policy for Federally Subsidized Units (ACOP) for the Chelsea Housing Authority. Upon a roll call the "AYES" and "NAYS" were as follows:

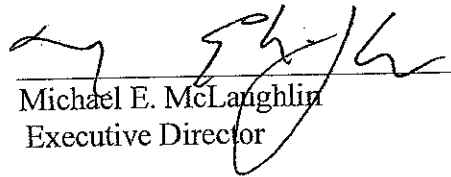
October 1, 2008 Regular Meeting Minutes

AYES
Henry Cordero
Patrick Flynn
Maria Rivera
Stephen Roche

NAYS
None

III. ADJOURNMENT

At 6:30 P.M. upon a motion by Ms. Rivera, seconded by Mr. Flynn, the Members voted unanimously to adjourn the October 1, 2008 Regular Meeting.



Michael E. McLaughlin
Executive Director

Initials

Date

**MINUTES OF THE REGULAR MEETING of the
CHELSEA HOUSING AUTHORITY
held on November 12, 2008**

A Regular Meeting of the Chelsea Housing Authority was held on Wednesday, November 12, 2008, at the Administrative Office of the Chelsea Housing Authority, 54 Locke Street, Chelsea, Massachusetts.

The Meeting was called to order at 5:30 P.M. and upon a roll call of the Members the following Commissioners were present:

Henry Cordero
Robert McWatters
Patrick Flynn
Maria Rivera

Stephen Roche was absent.

Chairman Cordero declared a quorum present.

I. MINUTES

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to adopt the October 1, 2008 Regular Meeting Minutes as presented. Mr. McWatters abstained.

II. NEW BUSINESS

A. Modernization Line of Credit

Upon a motion by Ms. Rivera, seconded by Mr. McWatters, the Members voted unanimously to approve the Modernization Line of Credit, as presented.

B. The Executive Director reported to the Board on the policy being instituted to charge new tenants for bedbug extermination prior to occupancy.

II. UNFINISHED BUSINESS

A. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499

November 12, 2008 Regular Meeting Minutes

Funding Source: DHCD
Change Order #24: \$10,000 additional

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #24 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$10,000, for a revised total contract amount of \$3,611,958, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, Diane Cohen, to sign the necessary change order documents.

- B. Brothers Electrical Corporation
Prattville Apartments, 200-2
Electrical Upgrade
Original Construction Amount: \$2,408,499.00
Funding Source: DHCD
Change Order #25: \$2,650 additional

Upon a motion by Mr. Flynn, seconded by Ms. Rivera, the Members voted unanimously to authorize Change Order #25 to the contract with Brothers Electrical Corporation for changes in the additional amount of up to \$2,650, for a revised total contract amount of \$3,614,608, subject to final DHCD approval, and to authorize the Executive Director or the Director of Operations, Diane Cohen, to sign the necessary change order documents.

- C. Grant contract amendment execution
Electrical upgrade at Prattville Apartments, 200-2
Grant contract with DHCD
Present Grant Contract Award: \$3,609,432
New contract award: \$3,851,492
Increase: \$242,060

Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to approve the standard Contract Amendment for Capital Improvement Work Plan No. 1037, Project No. 057065, between the Commonwealth of Massachusetts and the Authority in the amount of \$242,060 for a total Grant Award of \$3,851,492 and authorizing its execution in connection with the modernization and administration of the State-Aided Housing Program 200-2 Prattville Development, and to authorize the Executive Director or the Director of Operations, Diane Cohen, to sign the necessary contract documents.

November 12, 2008 Regular Meeting Minutes

Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Robert McWatters	
Patrick Flynn	
Maria Rivera	

- D. Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to authorize closing out the 1997 Federal HUD Comprehensive Grant #MA06P01670597 in the amount of \$840,429.00, and to authorize the Executive Director to sign the necessary close-out documents.

Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Robert McWatters	
Patrick Flynn	
Maria Rivera	

III. ADJOURNMENT

At 6:23 P.M. upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to adjourn the November 12, 2008 Regular Meeting.

Michael E. McLaughlin
Executive Director

Initials

Date

November 12, 2008 Regular Meeting Minutes

Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Robert McWatters	
Patrick Flynn	
Maria Rivera	

- D. Upon a motion by Mr. McWatters, seconded by Ms. Rivera, the Members voted unanimously to authorize closing out the 1997 Federal HUD Comprehensive Grant #MA06P01670597 in the amount of \$840,429.00, and to authorize the Executive Director to sign the necessary close-out documents.

Upon a roll call the "AYES" and "NAYS" were as follows:

AYES	NAYS
Henry Cordero	None
Robert McWatters	
Patrick Flynn	
Maria Rivera	

III. ADJOURNMENT

At 6:23 P.M. upon a motion by Mr. Flynn, seconded by Mr. McWatters, the Members voted unanimously to adjourn the November 12, 2008 Regular Meeting.



Michael E. McLaughlin
Executive Director



Initials Date