

**MINUTES
WELLESLEY HOUSING AUTHORITY
SPECIAL MEETING
SEPTEMBER 13, 2018
4:00 p.m.
GREAT HALL • WELLESLEY TOWN HALL**

ROLL CALL :

Chairperson Maura Renzella
Vice Chair Tanya Morel
Treasurer Kathy Egan
Commissioner Don Kelley
Commissioner Michelle Chalmers

STAFF:

Paul Dumouchel

NOTICE OF MEETING

Adequate notice of this meeting has been provided by the Secretary of the Wellesley Housing Authority by preparing a Public Notice dated September 10, 2018 setting forth the date, time and place of this meeting. Said notice was filed with the Clerk of the Town of Wellesley and provided to persons requesting it.

CHAIR ANNOUNCEMENTS:

WHA Separation Statement- Chair Renzella shared with the board the separation statement that was mailed to residents as well as in response to a media inquiry. Included in this was the resignation statement from Management Agent Paul Dumouchel.

Office of the State Auditor recap- The Chair provided an update on the meeting with the State Auditor's office. It was a very positive meeting and many questions and concerns were answered and allayed. The office has offered to undertake another audit in 2020 or 2021 to gauge progress. Commissioner Chalmers inquired if the meeting on the 27th was still planning to be conducted. The meeting will be held and representatives from DHCD will be present.

Community Preservation Committee- Grant Agreement- Chair Renzella announced that the CPA funds are now being made available to the Wellesley Housing Authority. There are some materials that need to be completed in order for us to obtain the funds. She requested that Commissioner Don Kelley, a member of the CPC, take the lead in completing these forms.

DISCUSSION ITEMS

WHA Transition- Chair Renzella indicated that there is a lot of activity going on behind the scenes. Various transition tasks have been discussed and some are underway presently including the identification of items that are currently in the Needham office that will be relocated to the Wellesley office. Regular files as well as payroll files and Human Resources files are among the items that need to be transferred. Regarding the decisions that need to be made in the short term; there are three scenarios in play:

- Remaining with the Needham Housing Authority until 12-31-18. The Property Manager hire could work with a Consultant to get up to speed.
- Entering into an agreement with a private entity (Maloney Properties of Wellesley) for interim management services.
- Hire an Executive Director.

Each option has its positives and negatives.

ED Search- Consultant Discussion : Chair Renzella deferred to Commissioner Chalmers to provide an overview of the proposals received.

- Leo Dauwer- reasonably priced; lots of experience.
- D&V Mainsail- Extensive housing experience. Did not provide a big scope of work.
- Municipal Resources Inc.- Level of services is excellent. Hands on style. Would be providing a lot of hours.
- Collins Center- UMASS Boston- Indicated they would be sending a proposal ; but as of meeting time...no Had arrived.

Chair Renzella advised board members to take the summaries home and read them over; decision to be made at The next meeting on 9-27-18.

Concerns: Chair Renzella expressed specific concerns over 3 items:

- The \$10,000 technology exemption: Commissioners Morel and Chalmers agreed to take the lead on this. Claude Tetreault sample was passed around.
- Property Manager Hire: Chair Renzella will forward resumes to Commissioners Morel and Chalmers to review as well as the job posting. The Management Agent will continue to work with the Chair on follow up.
- Vacant Units: Inquiries made regarding waivers.

RESOLUTION # 2018-40

Approving the legal services agreement between Wellesley Housing Authority and Driscoll & Driscoll, P.C.

Upon a motion duly made by Commissioner Egan and seconded by Commissioner Chalmers, the motion was approved by the following vote: X MR X DK X KE X TM X MC: 5-0

RESIDENT/PUBLIC INPUT:

Brad Greenfield of Washington Street mentioned that people are subletting units. He also mentioned that parking is an ongoing problem. Management Agent Dumouchel said he was aware of some of the situations that were being referred to and that some matter have been referred to legal counsel. Chair Renzella indicated she also has some names of potential violators and will forward these to the Management Agent for follow up.

Commissioner Chalmers requested that the RSC investigate which medical companies were parking their vehicles illegally at Washington Street and report back to the Board.

MOTION TO ADJOURN

Upon a motion duly made by Commissioner Egan and seconded by Commissioner Chalmers, the motion was approved by the following vote__X MR X DK X KE X TM X MC: 5-0

WELLESLEY HOUSING AUTHORITY MEETING DATES

Thursday October 25, 2018 525 Washington Street Great Hall 5:30pm