Minutes of the Regular Meeting of the Board of Commissioners of the Hudson Housing Authority

January 13, 2021

1. **Roll Call/Establishment of Quorum**: The regular meeting was called to order at 6:05 pm by Chairperson Balle. Members in attendance were: Secretary, Executive Director Mattice, Vice-Chair Smith, Commissioner Davis, Commissioner Wolff, Commissioner, Borrer, Commissioner Cousin, Commissioner Brown and Michael Bruno. A quorum has been established.

2. **Approve Meeting Minutes for December 9, 2020**: Reading of the minutes from the Regular Board meeting held on December 9, 2020: The minutes of the previous meeting were ready. Motion to approve the minutes was made by: Commissioner Wolff. Seconded by: Commissioner cousin. Minutes were approved unanimously.

3. **HHA/HCHC Tenant Cleaning Supplies Project**: The Commissioners discussed a project proposed by HHA and HCHC that would use HUD COVID funds under the Federal CARES Act to provide cleaning supplies and PPE items to all housing authority residents. Staff is still in the process of ordering all the items, and as soon as they are delivered staff will make arrangements with resident to distribute.

4. **M&T Bridge Loan Status**: The Executive Director introduced Drew Robison and Liz Peters from M&T Bank Loan Department. Both M&T representatives were on hand to answer any questions from the Board regarding the Bridge Loan process and how the FHA 223 (f) loan process would coincide with the proposed Bridge loan line of credit.

5. **Formation of and update on Board Advisory Subcommittees: Affordable Housing and Development; Tenant Relations; Facilities; Finance**. The Board discussed the various subcommittee and determined the following:
    - Affordable Housing /Development: All Board members will attend weekly public workshops.
    - Tenant Relations: Claire Cousin, Robert Davis. Discuss smoking in the stairwells.
    - Facilities: None assigned.
    - Finances: None assigned.

6. **Board approval of Accounts Payable and Monthly Financial Review for November and December 2020:** Board review of monthly expenses for November 2020. Motion to approve accounts payable and financials for November 2020 was made by: Commissioner Cousin. Seconded by: Chairperson Balle. November Account Payables were approved unanimously.

   Board review of monthly expenses for December 2020. Motion to approve accounts payable and financials for December 2020 was made by: Commissioner Wolff. Seconded by: Commissioner Borrer. December Account Payables were approved unanimously.

7. **Report of Resident Commissioners:** Commissioner Davis updated the Board on an ongoing problem of youths in the stairwell smoking and doing drugs. Commissioner Cousin suggested to meet with Commissioner Davis to discuss his concerns further and come up with practical solutions.

8. **Public Comment:**

   - Tiffany Garriga: Thanked all the Board member for all their hard work and the example they set for the community.
   - Molly Stichfield: Wanted the Board to reconsider allowing a resident back into the low-rise units and rejoin his family
   - Quinton Cross: Encouraged the Board to reverse a decision that was made against a resident and allow him back into his apartment.

9. **Executive Session**: Chairperson Balle call to move to executive session at 8:16pm to discuss the Housing Authority's One Strick Rule and resident Order to Vacate decision. Motion to move into executive session and include Michael Bruno was made by: Commissioner Cousin. Seconded by: Commissioner Smith. Motion was approved unanimously.

   Executive Session concluded at 8:33pm: Motion to conclude executive session made by: Vice-Chair Balle. Seconded by: Commissioner Davis. Motion Approved.

   Regular meeting reconvened at 8:33pm.

10. Commissioner Cousin presented to the Board to rescind the Notice to Vacate that was issued to a resident of Columbia Apartments. Additionally, the Board proposes to reserve their right to take action at any point in the future on this tenant. Motion to approve by the Board was unmade by: Commissioner Cousin. Seconded by: Vice-Chair Smith. Motion was approved unanimously.

11. **Adjournment**: Motion to adjourn at 8:45 pm made by Commissioner Wolff and seconded by Vice-Chair Smith. Motion approved unanimously.

Respectfully submitted,

______________________________________Timothy M. Mattice, Secretary