

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

February 10, 2021

1. **Roll Call/Establishment of Quorum:** The regular meeting was called to order at 6:03 pm by Chairperson Balle. Members in attendance were: Secretary, Executive Director Mattice, Vice-Chair Smith, Commissioner Davis, Commissioner Wolff, Commissioner, Borrer, Commissioner Cousin, and Michael Bruno. A quorum has been established. Absent: Commissioner Brown.
2. **Approve Meeting Minutes for January 13, 2021:** Reading of the minutes from the Regular Board meeting held on January 13, 2021: The minutes of the previous meeting were ready. Motion to approve the minutes was made by: Commissioner Borrer. Seconded by: Commissioner Cousin. Minutes were approved unanimously.
3. **Board approval of Accounts Payable and Monthly Financial Review for January 2021:** Board review of monthly expenses for January 2021. Motion to approve accounts payable and financials for January 2021 was made by: Commissioner Cousin. Seconded by: Vice Chair Smith. January 2021 Payables were approved unanimously.
4. **Resolution No.#505 NYSERDA Refrigerator Grant** the Hudson Housing Authority's Board of Commissioners approves Resolution No.#505 approving a partnership agreement between HHA and the City of Hudson with HHA as the subrecipient for the implementation of the City's NYSERDA Refrigerator grant, Clean Energy Communities (CEC) Program; contract/agreement #CEC400057/136661. Motion to approve Resolution #505 was made by: Commissioner Wolff. Seconded by: Commissioner Borrer. Motion was approved unanimously.
5. **Resolution No.#506 Appropriating CARES COVID -19 funds for RFQ/RFP Outreach:** The Hudson Housing Authority's Board of Commissioners approves Resolution No.#506 approving the appropriations of \$3,000 of CARES COVID-19 funds for use in creating outreach flyers and resident survey for redevelopment of Bliss Towers and future housing development project. Motion to approve Resolution #506 was made by: Commissioner Borrer. Seconded by: Vice Chair Smith. Motion was approved unanimously.
6. **Grant Writer Position:** Vice Chair Revonda Smith recommended to the Board a proposal to hire a grant writer to secure grants for the Housing Authority. There was general consensus to the proposal but no formal resolution or motion was taken on the action.
7. **M&T Bridge Loan Resolution No.#507 Conceptual Approval of M&T's Bridge Loan and FHA 223(f) HUD Multifamily Loan.** The Hudson Housing Authority's Board of Commissioners pass Resolution No.#507 conceptually approving M&T's Bridge Loan terms and subsequent FHA 223 (f) Loan commitment, and request to lender for the preparation of final Loan term agreement document for approval by the HHA Board of Commissioners was made by: Commissioner Borrer. Seconded by: Commissioner Wolff. Motion was approved unanimously.

8. **HUD's "Five Year Plan" Requirement:** Under the Quality Housing and Work Responsibility Act PHA's are required to submit a Five Year Plan every fifth year from its initial submission. The Five-Year Plan covers mission, goals, objectives, and Violence Against Women Act requirements. A statutory public comment period shall be established not more than 45-day prior to a public hearing of the Five-Year Plan. Commissioner Borrer requested a special meeting in two weeks to discuss the Five-Year Plan in more detail so as to be in alignment with the Board's future vision. No action taken.
9. **Report of Resident Commissioners:** Commissioner Davis updated the Board on an ongoing problem of youths in the stairwell smoking and doing drugs. The Board had a general discussion on issues contributing to the problem and recommended the Tenant Relations Board address the stairwell problem, and moved the matter to the next Board meeting in March for further discussion.
10. **Public Comment: None**
11. **Adjournment:** Motion to adjourn at 8:05 pm made by Commissioner Wolff and seconded by Vice-Chair Smith. Motion approved unanimously.

Respectfully submitted,

Timothy M. Mattice, Secretary