

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
June 23, 2025

In attendance: Nick Zachos; Sarah Black; Mary Decker and Debra McPherson, Resident Commissioners; Jeffrey Dodson, Executive Director
Absent: Revonda Smith, Chairperson; Claire Cousin, Vice Chairperson; Rebecca Wolff, Treasurer

Ms. Decker called the meeting to order at 6 p.m. It was conducted in person and via Zoom teleconferencing.

Minutes

Ms. Decker made a motion to approve the minutes of May 19, which was seconded by Ms. Black and approved by all members in attendance.

Accounts Payable

Ms. Decker made a motion to approve accounts payable for May. Mr. Zachos offered a second and the motion was approved by all members in attendance.

Tenant Appreciation Day

Mr. Dodson invited tenants and the community to Tenant Appreciation Day on June 27 and was sponsored by Mountco and the Bank of Greene County. The latter's donation was used to resurface the basketball court. He said flowers would be planted during the event. There will be games, food, juice, water and soda.

Resolutions

Ms. Decker made a motion to approve Resolution #555, adoption of a five-year plan to be submitted to the U.S. Department of Housing and Urban Development (HUD). Mr. Dodson explained that it was a strategic plan that described the Housing Authority's mission—"to provide a safe and decent sanitary housing in the most cost-efficient manner to the residents of the City of Hudson and to provide economic opportunities and housing free from illegal discrimination and to build better neighborhoods by providing comprehensive opportunities for residents through partnerships and networks working within our community"—and how that would be achieved. Goals and objectives included provision of "affordable housing at the highest possible level through effective operations and asset management," an increased supply of affordable housing through the development project, increased housing opportunities for residents of Columbia County through outreach and partnerships, "enhanced social and economic well-being for residents to foster self-sufficiency," building community support for affordable housing and "excellence in business operations."

Letters were sent to all residents and voucher participants seeking input on the plan and conducted a public hearing for residents and the public. "This is our guiding light so to speak to ensure that we are compliant with HUD's rules and regulations," Mr. Dodson said.

Mr. Zachos offered a second and the motion was approved in a roll call vote of all members in attendance.

Ms. McPherson made a motion to approve Resolution #556, an agreement for audit services with Aprio LLP for \$34,500 in the first year, \$36,000 in the second year and \$37,500 in the third year. Ms. Decker offered a second and the motion was approved in a roll call vote of all members in attendance.

Mr. Zachos made a motion to approve Resolution #557, to write off \$67,117 in uncollected debt from residents who were either evicted or voluntarily terminated their lease for failure to pay rent. Mr. Dodson said it was not the Housing Authority's policy to send the cases to a collection agency. Ms. Black offered a second and the motion was approved in a roll call vote of all members in attendance.

Other Business

Mr. Dodson reported that soil borings had been completed on State and Columbia streets and that results were expected in July. "Then we'll be able to move forward from there, better out plan, develop our budget and present to the state a very solid number," he said. The divots were filled in and grass seed planted. He thanked the Hudson Police Department and Department of Public Works for their assistance.

There being no public comment and no further business, Mr. Zachos made a motion to adjourn at 6:22 p.m., which was seconded by Ms. Decker and approved by all members in attendance.