

MINUTES OF THE REGULAR MEETING IN PERSON & VIA ZOOM

TUESDAY JULY 12, 2022 @ 5:30 PM

I. Called Meeting to Order at 5:30 PM

II. Roll Call

Present:

Richard Callahan
Cynthia Tennant-Zoom
Catherine Esteverena

Absent:

Sean Regan

Also Present: Irma Chez, Executive Director/Acting Secretary

III. Minutes of Previous Meeting (s)

Chairman Callahan called for a motion to accept the minutes of previous meeting 6/14/2022. Tennant made motion to accept minutes. Esteverena - Second. Vote as follows: Unanimously

Ayes

Richard Callahan
Catherine Esteverena
Cynthia Tennant

Nays

IV. Tenant/Public Engagement

Joanne Rosen- SSTA
Joan Hubbard-SSTA
Joe Spindler-SSTA
Rochelle Harris- Tenant
Jenna Milne- Accountant

Chairman Callahan called for the presentation of the May Financials by Acct. Jenna Milne. Program 4001 - State Elderly and Family Program. As of 5/31 there is \$27,673. In the checking account. Discussion of \$21,709.67 Investment figure. The advantage of closing out of this CD as interest has dropped; and adding this cash back into the regular checking account. So, money can be utilized for current expenses. A little under \$14,000. Capital Admin Money added in June. will bring Operating Reserve up from 30.6%. State wants 35%. Irma has been steadily working to bring this up. Jenna went over Operating Statement. Mention made of high-water bills. 689-1 is Handicapped Housing. Irma has gotten a rental increase. This is a small program but HA's all over the State are having problems with these reserves. A state-wide issue. 8 tenants on Ryan Place. Dept of Mental Health/ retardation. MRVP- program, rental

assistance/Section 8. \$11,000. In reserve.

V. Bills and Communication

ED Chez stated that Chairman Callahan had signed the checks. Commissioner Esteverena motioned to accept the bills as presented. Tennant- Second. Vote as follows: Unanimously

Ayes

Nays

Richard Callahan
Catherine Esteverena
Cynthia Tennant

VI. Report of the Executive Director

Irma went over past/present work orders.
Total new applications: 11,055. Family - 8,156. Elderly - 1,498. She spoke about the problems being encountered by Michon School Senior Tenants. Her application for a current Mediator Grant. Of \$25,000. Housing Authority Board Member training through NAHRO on 7/9/22 9:30-11:00 AM on Zoom. and Legal Training on 7/14- And the current

Porch Replacement bid of \$159,000. Motion made by Commissioner Tennant to accept bid and proceed with project. Commissioner Esteverena: Second. Vote as follows: Unanimously

Ayes

Nays

Richard Callahan
Catherine Esteverena
Cynthia Tennant

VII. Old Business

Still no town response on reimbursement for refrigerator or Sign fees. Mention of Select Board meeting to discuss disbursement of ARPA Funds. We have given them our budget and spoke about projects but did not receive a positive response. Town Administrator Mr. Fitzgerald told Irma the town was not looking at renovations of storm doors but adding more units. Director Chez said to Town Administrator Sean if he meant more affordable units, as the state is not providing funds to build more public housing. Meeting seemed condescending to both Executive Director and Chairman. Chair Callahan is extremely disappointed after reading copy of 2017 McDonald/Fitzgerald letter about all the Town was planning to do at that time was the adding more units.

VIII. New Business

Suggestion made by Callahan and Esteverena to push for ADA compliant ARPA funding. Mention made of town's necessary easement on our property for Elm Place plumbing and the coming flooding issues.

IX. Adjournment

Chairman Callahan called for a motion to adjourn. Motion made by Commissioner Tennant. Esteverena; Second. Vote as follows: Unanimously

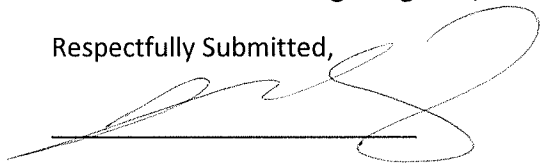
Ayes

Catherine Esteverena
Richard Callahan
Cynthia Tennant

Nays

Next Board Meeting: August 9, 2022

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Irma Chez', written over a horizontal line.

Irma Chez, Executive Director