

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

June 12, 2019

1. **Roll Call/Establishment of Quorum:** The meeting was called to order at 6:00pm by Executive Director Tim Mattice. Members in attendance were: Chairperson Weaver, Treasurer Polenberg, Commissioner Davis, Commissioner Martinez, Commissioner Balle, Legal Counsel Michael Bruno and Development Counsel Dan Hubbell. Late: Vice-Chair Martin. A quorum has been established.

2. **Approve Meeting Minutes for May 8, 2019:** Reading of the minutes from the Regular Board meeting held on May 8, 2019: The minutes of the previous meeting were ready.

Motion to approve the minutes was made by: Commissioner Martinez. Seconded by: Commissioner Davis. Minutes were approved unanimously.

3. **Board approval of Accounts Payable and Monthly Financial Review for May 2019:**
Board review of monthly expenses for May 2019. Motion to approve accounts payable and financials for May 2019 was made by Commissioner Balle. Seconded by: Commissioner Martinez. Account Payables were approved unanimously.

4. **Resolution #462 2018-2019 Revision #2 Year End Budget Amendment:**
2018-2019 Revision #2 Year End Budget Amendment. Motion to approve Resolution #462 was made by: Treasurer Polenberg. Seconded by: Commissioner Balle. Motion was approved unanimously. The Executive Director explained to the board of commissioners that FYE is June 30th and the end of the year adjustments to the budget are necessary so the line items do not show shortages during the year-end audit which would cause a point reduction to the HA's financial PHAS score.

5. **Resolution #463 2019-2020 Budget:**
2019-2020 Annual Budget. Motion to approve Resolution #463 was made by: Commissioner Balle. Seconded by: Commissioner Davis. Motion was approved unanimously. The Executive Director presented to the board of commissioners the 2020 annual budget which will begin July 1, 2019. The proposed budget reflects a \$29,013 surplus FYE June 30, 2020.

6. **Resolution #464 Collection loses for FYE 6/30/2019:**
Collection loses for FYE 6/30/2019. Motion to approve Resolution #464 was made by: Commissioner Polenberg. Seconded by: Vice-Chair Martin. Motion was approved unanimously. The Executive Director explained that collection losses represent uncollected rent from tenants that have either been evicted or left the PHA with an unpaid rent balance, unit damage, or other housing related debt.

7. **Resolution #465 Resident Minimum Rent Increase:**
Resident Minimum Rent Increase. Motion to approve Resolution #465 was made by: Vice-Chair Martin. Seconded by: Commissioner Polenberg. Motion was approved unanimously. The Executive Director explained to the board of commissioners that there was no prior resolution on the books that represents minimum rent as \$50. Therefore the proposed resolution was to codify the minimum rent policy into the HA's ACOP and lease agreement.

Other Business:

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8. Report of Resident Commissioners: None.

9. Public Comment:

Carol____? Asked the board of commissioners about a proposal before the City Planning Board regarding an application for a cellular co-location tower on the rooftop of Bliss Towers. Carol asked if this will be revenues for the housing authority? There was also discussion at the PB meeting about the stability of Bliss Towers to sustain the load of the equipment to be installed regarding the co-location proposal. Has the HA done an independent study for an update on the renovation construction project and where it stands at this point? Chairman Weaver stated that there have been a number of studies done and if I can go out on a limb to say we can put up a cell tower on the HA building without the risk of it collapsing. Carol also asked if the HA will conduct a resident information meeting regarding the proposal and provide any information of potential health risks if any are associated. The PB had concerns about radiation or any residual risk to residents with the project. The ED stated that a full disclosure of the project when it is presented to the commissioners will be conducted at our monthly public hearing for any resident or public member who wishes to attend.

Maryann____? Stated that she has been to the last four or five HA board meetings where the commissioners have gone into executive session to discuss the State Street project and Bliss Towers project. Maryann also stated she would like to point out that the NYS open meetings law – you are violating it by doing that every time – this should be something that’s open. I have reviewed the NYS open meeting laws and the board is in violation of those laws. You have your development attorney and your other attorney you all know about it but the public knows nothing. Mike Bruno Stated: The board can go into executive session to discuss various aspects of the project that hasn’t been voted on yet.

10. Chairperson Weaver called a motion to move to executive session at 6:34 pm to discuss Bliss Towers and State Street development projects and proposed bond proposal. Motion to approve executive session and include Michael Bruno and Dan Hubbell was made by: Commissioner Martinez. Seconded by: Treasurer Polenberg. Motion was approved unanimously.

Executive Session concluded at 7:25pm: Motion to conclude executive session made by: Commissioner Martinez. Seconded by: Vice-Chair Martin. Motion Approved.

Regular meeting reconvened at 7:25pm.

11. **Adjournment:** Motion to adjourn made by Commissioner Davis and seconded by Vice-Chair Martin. Motion approved unanimously. Meeting adjourned at 7:26pm.

Respectfully submitted,

Timothy M. Mattice, Secretary

