

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

May 8, 2019

1. **Roll Call/Establishment of Quorum**: The meeting was called to order at 6:03pm by Executive Director Tim Mattice. Members in attendance were: Chairperson Weaver, Commissioner Davis, Commissioner Martinez, Commissioner Balle, Legal Counsel Michael Bruno and Development Counsel Dan Hubbell. Absent: Treasurer Polenberg, Late: Vice-Chair Martin. A quorum has been established.

2. **Approve Meeting Minutes for April 10, 2019**: Reading of the minutes from the Regular Board meeting held on April 10, 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 April 2019**: Board review of monthly expenses for April, 2019. Motion to approve accounts payable and financials for April 2019 was made by Commissioner Martinez. Seconded by: Commissioner Balle. Account Payables were approved unanimously.

4. **Resolution #460 Amendment to the Housing Authority's Grievance Procedures (Mike Bruno)**. Amendment to the Housing Authority's Grievance Policy. Motion to approve Resolution #460 was made by: Commissioner Balle. Seconded by: Commissioner Davis. Motion was approved unanimously.
The Executive Director introduced Resolution #460 to the board of commissioners - Amendment to the HHA's Grievance Procedures. The Executive Director turned the proposed amendment resolution over to Michael Bruno for further discussion. Mr. Bruno stated to the commissioners the grievance policy is being revised to be more comprehensive and in-line with current HUD guidelines and regulations. Specifically, the single strike rule, which allows the HA to deny a grievance hearing for any resident served an eviction notice for criminal or drug related activities. The revised grievance policy also requires a payment of escrow of funds if there is a grievance requested from a resident who is in arrears and the eviction that is sought is due to nonpayment of rent.
 - Commissioner Balle asked is criminal activity an arrest? does it have to be an arrest? Who makes that determination of what is criminal activity? The Executive Director stated that criminal activity is defined as an activity involving drugs, or other violation of law or what HUD deems criminal as per federal regulations. Mr. Bruno stated the city court system will determine what constitutes criminal activity based on facts, police reports or definition of HUD regulations. If the HA administration believes that a resident is involved in drug or criminal activity the HA will proceed with eviction proceedings to the city court and final eviction and determination of criminal activity will be determined by the city court judge.The Executive Director stated that once the amended grievance procedures are adopted it will replace the existing Grievance policies. The amended grievance will be posted in the Bliss Towers lobby Resource Center and will be placed on the HHA website as well.

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5. **2018-2019 Revision #2 Year End Budget Amendment. (Resolution #462)**

2019-2020 Draft Budget. (Resolution #463) The Executive Director presented the 2019-2020 Draft Budget and end of the year 2018-2019 budget amendment. The HA's fiscal year ends June 30, 2019 and the new fiscal year begins July 1, 2019. The 2019-2020 budget will need to be voted on at our June 12th meeting before the start of the July 1st fiscal year. The Executive Director ask the board to review and ask any questions they may have now about the proposed budget or budget amendment before the June 12th board meeting.

Other Business:

6. Report of Resident Commissioners: None.

7. **Public Comment:**

Carol ____? Asked the board for an update on the renovation construction project and where it stands at this point? Chairman Weaver stated that the HA has a meeting scheduled with the state and we are waiting on the city to confirm. A meeting between the state, the HA and the city and it has to do with the funding for whatever we decide to do.

Maryann ____? Doesn't understand why every time the HA discusses the development project it goes into executive session. I read the NYS open meeting laws and I don't see where this applies in this case.

Is there a direction with the project? Chairman Weaver stated we don't have a direction right now the funding is in question. Several parties have shown interest in what we are doing and all those parties need to come together to make a decision.

Amanda ____? Question about the contract with HPD for additional police services at Bliss Towers. Chairman Weaver stated we are waiting for the police commissioner to get back to us on it.

8. Chairperson Weaver called a motion to move to executive session at 6:40 pm to discuss Bliss Towers and State Street development projects, HA budgetary matters and employee benefit matters. Motion to approve executive session and include Michael Bruno and Dan Hubbell was made by: Vice-Chair Martin. Seconded by: Commissioner Martinez. Motion was approved unanimously.

Executive Session concluded at 8:20pm: Motion to conclude executive session made by: Commissioner Martinez. Seconded by: Vice-chair Martin. Motion Approved.

Regular meeting reconvened at 8:20pm.

9. **Resolution #461 Temporary Full Time Holiday Pay, Vacation Pay and sick Time.**

Motion to approve Resolution #460, Temporary Full Time Holiday Pay, Vacation Pay and sick Time was made by: Commissioner Balle. Seconded by: Commissioner Martinez.

Motion was approved unanimously.

10. **Adjournment:** Motion to adjourn made by Commissioner Davis and seconded by Vice-Chair Martin. Motion approved unanimously. Meeting adjourned at 8:22pm.

Respectfully submitted,

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Timothy M. Mattice, Secretary