

**Minutes of the Regular Meeting of the Board of Commissioners
of the Hudson Housing Authority
July 11, 2018**

1. **Roll Call/Establishment of Quorum**: The meeting was called to order at 6:10pm by Secretary Tim Mattice. Members in attendance were: Chairperson Weaver, Vice-Chair Martin, Commissioners Peggy Polenberg, Mary Decker, Anthony Pastel. Members absent: Tracy Brown. A quorum has been established.

2. **Approve Meeting Minutes June 13, 2018**: Reading of the minutes from the Regular Board meeting held on June 13, 2018: The minutes of the previous meeting were ready. Motion to approve the minutes was made by: Commissioner Polenberg. Seconded by Vice-Chairperson Martin. Minutes were approved unanimously with the amendment as stated below:
 - Commissioner Pastel commented that the June minutes stated he was absent but actually was present had arrived late. An amendment to the June minutes will be made to reflect Commissioner Pastel's attendance.

3. **Board approval of the Accounts Payable and Monthly Financial Review for June 2018**: Board review of monthly expenses for June, 2018. Motion to approve accounts payable and financials for June was made by: Commissioner Decker. Seconded by: Vice-Chairperson Martin. Accounts Payables were approved unanimously.

New Business:

The Executive Director advised the board that Commissioner Tracy Brown submitted her resignation effective July 11th, and that a formal action to accept her resignation will be necessary. The Motion to accept the written resignation of Commissioner Tracy Brown was made by: Commissioner Decker. Seconded by: Vice-Chairperson Martin. Resignation was accepted unanimously.

1. **Resolution #444 Collection Losses Fiscal Year End 6/30/2018.**
Motion to approve Resolution #444 was made by: Commissioner Pastel.
Seconded by: Commissioner Decker. Motion was approved unanimously.

2. **Resolution #436 Significant Amendments, Smoke-Free Policy.**
Motion to approve Resolution #436 was made by: Commissioner Decker.
Seconded by: Vice-Chairperson Martin. Motion was approved unanimously.

3. Resolution Significant Amendments ACOP and Lease Amendments.

Resolution #437 Rent Late Fee Charge:

Motion to approve Resolution #437 was made by: Commissioner Polenberg. There was no second to Commissioner Polenberg's motion therefore no further action on the motion resulted. Motion to Table was made by Commissioner Pastel. Seconded by Vice-Chairperson Martin. Motion to approve failed by non-majority vote, therefore no further action on the motion resulted. The Commissioners agreed to discuss the resolution at a later time.

Resolution #438 Debt Repayment Agreement

Motion to approve Resolution #438 was made by: Commissioner Pastel.
Seconded by: Commissioner Decker. Motion was approved. Opposed, Commissioner Polenberg.

4. **Resolution #446 Hudson Police Department, Above Baseline Service Agreement.**

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Motion to approve Resolution #446 was made by: Commissioner Decker.

Seconded by: Vice-Chairperson Martin. Motion was approved unanimously.

5. Executive Director Report:

- June UPCS Inspection Report: The Inspection Group perform a physical inspection and housekeeping inspection of all public housing units. Reports and results of the inspection were handed out to all board commissioners. There was a slight improvement from the last inspection that was performed in January.
- Amended Bed Bug Treatment Plan: The ED initiated a new pest control plan to respond to the up-tick in cases of bed bugs. All apartments will now be inspected every month for bed bugs along with initial treatments to better control the spread or new cases of bed bugs.
- Co-Developer Agreement/RAD Conversion: The HHA and PRC/DB are actively working towards finalizing the Bliss Towers and State Street project's MDA Term Sheet along with a proposed finance strategy.
- Summer Fitness & Literacy Program at HHA: A summer youth program will begin at Bliss Towers where children will engage in fitness and reading. The program will last six weeks and will be held in the Bliss Towers Community Room.

4. Report of Resident Commissioners:

- None.

Other Business

5. Public Comment. Mayor Rick Rector commented on the good job the board of commissioners are doing and recognized the difficult task the board has with performing their duties. The Mayor supports the board and the direction the HA is going in.

6. Chairperson Weaver called a motion to move to executive session at 6:55pm to discuss FOIL Request made by previous Executive Director Jeffery First, attorney procurement matters, and executive director's employment agreement renewal. Motion to approve executive session and to include Mayor Rector and Tom DePietro Seconded by: Vice-Chairperson Martin. Motion was approved unanimously. Executive Session concluded at 7:35pm

7. **Adjournment:** Motion to adjourn made by Commissioner Decker and seconded by Vice-Chair Martin. Motion approved unanimously. Meeting adjourned at 7:40pm.

8. **Resolution #445 Amendment to the Employee Personnel Policy (Employee Benefits).**

Removed from the agenda.

Respectfully submitted,

Timothy M. Mattice, Secretary

