

**Minutes of the Special Meeting of the Board of Commissioners  
of the Hudson Housing Authority  
January 17, 2019**

1. **Roll Call/Establishment of Quorum:** The meeting was called to order at 5:00pm by Executive Director Tim Mattice. Members in attendance were: Chairperson Weaver, Vice-Chair Martin, Treasurer Polenberg, Commissioners Robert Davis, Commissioner Marie Balle. Legal Counsel Michael Bruno and Development Counsel Dan Hubbell. A quorum has been established.

**Public Comment:**

- **Mary Ann \_\_\_\_\_? Opinion: The building is out of scale with the neighborhood. Too many units proposed. Concentrating all poor people in the lower north side. Size out of scale for the population for Hudson. HA waiting list is not accurate or viable. If the lack of housing is a regional problem then why is Hudson being asked to solve the problem? City was looking to develop affordable housing, it's not addressing the people that need affordable housing. What are the income limits to get in to new housing - working people will be over income to rent units. What other solution are there to building the density that's being proposed? We are taking on the bigger regional problem not taking care of the middle upper income resident.**

2. Chairperson Weaver called a motion to move to executive session at 5:05 pm to discuss the t Master Development Agreement (MDA) and related project matters. Motion to move into executive session and to include Michael Bruno, Dan Hubbell was made by: Treasurer Polenberg. Seconded by: Vice-chair Martin. Motion was approved unanimously.

Executive Session concluded at 5:35pm: Motion to conclude executive session made by: Vice-Chair Martian. Seconded by Commissioner Davis. Approved.

Regular meeting reconvened at 5:35pm.

**Public Comment:**

**Ifetayo Cobbins** – notice, not everybody reads the paper or goes on line to see the meeting notices, seems underhanded and that there is a secret society, what are you all hiding, I don't understand what's going on. Everything at this meeting is being done underhandedly.

**John Friedman** – project seems to have metastasized on the section 8 side to the exclusion of some of the other community members. If there is a housing study - that contradicts the study that the city adopted - the housing strategic plan had come to a difference conclusion than what the HA is trying to adopt tonight. How is that going to affect people who live in the building or in the shadows of the neighborhood - this is such a large concentration, what you are proposing is essentially ghettoizing a portion of the city. Has this been discussed by the board and does the HA have a study.

**Marie \_\_\_\_\_?** Took offence to the statement made by Mr. Friedman about section 8 residents or the project ghettoizing the neighborhood. Hudson has a problem with affordable housing. I don't like how the project is stacking people on top of each other. I'm in favor of rent to owner type of developments.

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**Matt Fredicks** – the board has not educated the public about the process - this is how it works - this is when the meetings are - when the RAD meetings will be held - no public notices for any of the RAD meetings - not giving proper public notices -we are in the middle of this process and no one knows what's going on.

**New Business:**

**Resolution #458 Approval of the Master Development Agreement (MDA) for the State Street construction and Bliss Towers rehabilitation project.**

Motion to approve Resolution #458 was made by: Vice-Chair Martin.

Seconded by: Treasurer Polenberg. Motion was approved unanimously.

3. **Adjournment:** Motion to adjourn made by Treasurer Polenberg and seconded by Commissioner Balle. Motion approved unanimously. Meeting adjourned at 6:05pm.

Respectfully submitted,

Timothy M. Mattice, Secretary