

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

October 9, 2019

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

2. **Approve Meeting Minutes for September 11, 2019**: Reading of the minutes from the Regular Board meeting held on September 11, 2019: The minutes of the previous meeting were ready. Motion to approve the minutes was made by: Commissioner Weaver. Seconded by: Vice-Chair Balle. Minutes were approved unanimously.

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

4. **Resolution #471 SEQRA Environmental Review Lead Agency Type II Determination for RAD Conversion**:
Environmental Review Lead Agency Type II Determination for RAD Conversion. Motion to approve Resolution #471 was made by: Vice-Chair Balle. Seconded by: Commissioner Weaver. Motion was approved unanimously.

Resolution #472 Hudson Housing Authority/Catskill Housing Authority Service

Agreement: Hudson Housing Authority/Catskill Housing Authority Service Agreement
Motion to approve Resolution #472 was made by: Commissioner Weaver. Seconded by: Commissioner Martinez. Motion was approved unanimous

Other Business:

5. Report of Resident Commissioner (Commissioner Davis):
 - Resident has concerns about when she gets off of work at night the front entrance is dark and she doesn't feel safe.
 - A resident meeting held in September some residents were in favor of hiring a security guard for Bliss Towers. There is a resident meeting scheduled on October 18 to further discuss the idea of a security guard.

Building Facilities Update: The Executive Director updated the commissioners on a number of projects the HA is working on or plan on performing in the upcoming months. RFP is due October 31 for a contractor to start cycle painting for at least 40-units, to be painted starting in November. The new wireless intercom and door lock system has been installed at the main entrance. Otis Elevator Co. will be conducting an assessment of Bliss Tower's two elevators preparing for a substantial upgrade, to be presented at the next board meeting in November. The Bliss Tower's boilers for the buildings heating system are proposed to be replaced before the end of the year. Only one of the four boilers are currently working properly and need to be replaced as soon as possible.

6. **Public Comment**:

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John: Would like the HA to make available or purchase another cart or for residents to use for their groceries or other items.

Mary Decker: Stated she talked to Tricia about Pest issues she was having and that Tricia called the exterminator but they have not returned her call yet. What is the HA going to do if the exterminator does not call back? Me and three other residents have pest issues. Treatments are being performed but it's not making a difference.

MaryAnn: What can be done to improve the physical and perception of Bliss Towers. The HA should use preferences to improve Bliss Towers target residents who live and work in Hudson. Marketing: people don't know they are eligible for Section 8 housing more outreach is needed. Perception problem of Bliss Towers, crime and other problems, board should reach out to younger residents. Upward mobility, would be helpful if the HA was a weigh station to help people get ahead.

Tiffany: Suggestion to have high school kids and graduating kids assisted in programs for construction assisting young children getting their foot in the door to these programs would be helpful.

Close public comment period.

Chairperson Martin called a motion to move to executive session at 7:04 pm for counsel discussion on Resolution #473 Interim Compensation for Executive Director consulting services. Motion to move into executive session and include Michael Bruno was made by: Commissioner Weaver. Seconded by: Vice-Chair Balle. Motion was approved unanimously.

Executive Session concluded at 7:21pm: Motion to conclude executive session made by: Commissioner Weaver. Seconded by: Vice-Chair Balle. Motion Approved.

Regular meeting reconvened at 7:21pm.

7. **Resolution #473 Interim Compensation for Executive Director consulting services.**

Interim Compensation for Executive Director consulting services motion to approve Resolution #473 was made by: Commissioner Weaver. Seconded by: Vice-Chair Balle. Motion was approved unanimous

8. **Adjournment:** Motion to adjourn at 7:45 pm made by Vice-Chair Balle and seconded by Commissioner Weaver. Motion approved unanimously. Meeting adjourned at pm.

Respectfully submitted,

Timothy M. Mattice, Secretary

