

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

September 11, 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, Vice-Chair Martin, Treasurer Polenberg, Commissioner Davis, Commissioner Martinez, Commissioner Balle, Legal Counsel Michael Bruno and Development Counsel Dan Hubbell. A quorum has been established.

2. **Annual Meeting**:

Approve Meeting Minutes: September 2018 Annual Meeting. Reading of the minutes from the Annual Board meeting held on September 12, 2018: The minutes of the previous annual meeting were ready. Motion to approve the minutes was made by: Vice-Chair Martin. Seconded by: Commissioner Martinez. Minutes were approved unanimously.

Election of Officers: Nominations and results were presented for the following officer positions:

Chairperson

Alan Weaver: 1 Vote

Randall Martin: 5 Votes

Vice-Chairperson

Marie Balle: 4 Votes

Martin Martinez : 2 Votes

Treasurer

Peggy Polenberg: 6 Votes

Adjournment: Motion to close Annual meeting was made by Vice-Chair Martin. Seconded by Commissioner Balle. Annual meeting adjourned at 6:12pm.

Regular Meeting: 6:12pm

3. **Approve Meeting Minutes for June 12, 2019**: Reading of the minutes from the Regular Board meeting held on June 12, 2019: The minutes of the previous meeting were ready.

Motion to approve the minutes was made by: Vice-Chair Martin. Seconded by: Commissioner Balle. Minutes were approved unanimously.

4. **Board approval of Accounts Payable and Monthly Financial Review for June, July,**

August 2019: Board review of monthly expenses for June, July and August 2019. Motion to approve accounts payable and financials for June, July and August 2019 was made by Vice-Chair Martin. Seconded by: Commissioner Martinez. Account Payables were approved unanimously.

5. **Resolution #467 Increase to Section 8 Payment Standard to 110% of Standard.**

Increase to Section 8 Payment Standard to 110% of Standard. Motion to approve Resolution #467 was made by: Commissioner Martinez. Seconded by: Vice-Chair Martin. Motion was approved unanimously.

6. **Resolution #469 disposition of fixed assets for years purchased 1973-2019.**

approved unanimously.

6. **Resolution #469 disposition of fixed assets for years purchased 1973-2018:**

Disposition of fixed assets for years purchased 1973-2018. Motion to approve Resolution #469 was made by: Commissioner Balle. Seconded by: Commissioner Martinez. Motion was approved unanimously.

7. **Resolution #470 amendment to the FYE 2018-2019 uncollectable rent debt write off:**

Amended collection loses for FYE 2019-2019. Motion to approve Resolution #470 was made by: Commissioner Balle. Seconded by: Commissioner Polenberg. 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.

Other Business:

8. Report of Resident Commissioners: None.

9. Review of Memorandum, Executive Session. (Mike Bruno). Mike Bruno explained executive session is straight forward and is covered in Public Officers Law Article 7 Section 105 which regulates when public housing boards can go into executive session and provides specific reasons. Exemptions to the law are when boards are seeking advice or legal counsel from attorneys. If the discussion turns to just a general discussion then the board needs to return to the regular meeting.

10. RAD Status: The Executive Director explained the RAD submission schedule to the board and proposed financial plan submission by the end of September with a pending RAD closing by November or December.

11. **Public Comment:**

Mary Decker: Stated she has concerns and questioned how the HA's pest control company was performing exterminating of apartments with heavy infestations and above normal levels of pest activity. Ms. Decker wanted to discuss what she believed to be a better approach to the problem. The ED suggested Ms. Decker meet with HA staff to coordinate with the pest control contractor.

Chairperson Weaver called a motion to move to executive session at 6:48 pm for counsel discussion on RAD alternatives, current RFP award, proposed RFQ for Bliss Towers and State Street development projects. Motion to move into executive session and include Michael Bruno and Dan Hubbell was made by: Commissioner Martinez. Seconded by: Vice-Chair Martin. Motion was approved unanimously.

Executive Session concluded at 8:13pm: Motion to conclude executive session made by: Commissioner Martinez. Seconded by: Vice-Chair Martin. Motion Approved.

Regular meeting reconvened at 8:13pm.

The board had a discussion regarding the Executive Director taking an interim position at the Catskill Housing Authority until the end of the year. There was general approval by the board to move forward with the idea and draft a service agreement for the commissioners to review.

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12. **Adjournment:** Motion to adjourn at 8:20pm made by Commissioner Davis and seconded by Vice-Chair Martin. Motion approved unanimously. Meeting adjourned at pm.

Respectfully submitted,

Timothy M. Mattice, Secretary