

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

**September 9, 2020**

1. **Roll Call/Establishment of Quorum**: The meeting was called to order at 6:08 pm by Chairperson Martin. Members in attendance were: Secretary, Executive Director Mattice, Vice-Chair Balle, Commissioner Davis, Commissioner Wolff, Commissioner Smith, Commissioner Cousin, Commissioner Brown and Michael Bruno. A quorum has been established.
  
2. **Election of Officers, Tabled**. Motion to approve Tabling Annual Meeting to the next Special or Regular meeting was made by: Commissioner Wolff. Seconded by: Commissioner Cousin. Motion approved unanimously.
  
3. **Approve Meeting Minutes for July 8, 2020**: Reading of the minutes from the Regular Board meeting held on July 8, 2020: The minutes of the previous meeting were ready. Motion to approve the minutes was made by: Commissioner Wolff. Seconded by: Commissioner Smith. Minutes were approved unanimously.
  
4. **Accounts Payable and Monthly Financial Review for June, July and August 2020**: Motion to approve monthly expenses and financials for June, July and August 2020 was made by: Commissioner Wolff. Seconded by: Vice Chair Balle. Accounts Payables and financials were approved unanimously.
  
5. **RAD Loan Status**: The Executive Director reported to the Board of Commissioners that there was still no movement by HUD on the review of our loan application. Hunt Real Estate Capital continues to push HUD to respond to a number of questions they had regarding the FHA 223(f) loan structure that they submitted. The Executive Director stated that he has reached out to Congressman Delgado for assistance to see if his office could find out why the process is taking so long.
  
6. **Resolution #497 Ashely Mechanical Boiler Proposal and Contract**. Motion to approve Ashely Mechanical RFP Boiler Proposal and Contract was made by: Vice-Chair Balle Seconded by: Commissioner Smith. Motion was approved unanimously.
  
7. **Report of Resident Commissioners**: Commissioner Davis reported to the Board that it's been a quite summer around the building but we did have one problem with the basketball court on HHA property. Commissioner Davis stated there is no other place in the City of Hudson that has basketball courts open. HHA put their rims back up and it became a headache because everyone in the city came down to play leaving garbage, empty alcohol bottles, and parking in resident parking spots. How does the HA deal with that problem?
  
8. The Executive Director gave the Board a quick update on the facility improvements that are proposed including Bliss Towers elevators, rooftop boilers, 25 offline units, and other maintenance projects staff are working on.
  
9. **Resolution #498 Waiver of all Tenant Fees until December 31, 2020**. Motion to approve Resolution #498 to waive all tenant fee due to the COVID -19 impacts on residents until December 31, 2020 was made by: Vice-Chair Balle Seconded by: Commissioner Wolff. Motion was approved unanimously

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10. **Resolution #499 Exploring the Development of State Street Site for Affordable Housing.**  
Tabled by the Board until a later time.

11. **Public Comment:** None

12. The Executive Director presented to the Board a new partnership with Cornerstone Mobile Counseling Agency. This is a program where tenants can call Cornerstone anytime and meet to address any number of mental health concerns they may be having. This service is covered by Medicare at no cost to the residents.

13. Chairperson: Call to move to executive session at 7:31pm. Motion to move into executive session was made by: Vice-Chair Balle. Seconded by: Commissioner Wolff. Motion was approved unanimously.

Executive Session concluded at 8:48pm: Motion to conclude executive session made by: Vice-Chair Balle. Seconded by: Commissioner Smith. Motion Approved.

Regular meeting reconvened at 8:48pm.

14.

15. **Adjournment:** Motion to adjourn at 8:48 pm made by Vice Chair Balle and seconded by Commissioner Smith. Motion approved unanimously.

Respectfully submitted,

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Timothy M. Mattice, Secretary