



NORTHAMPTON HOUSING AUTHORITY

Approved – August 27, 2018

MINUTES

Members of the Northampton Housing Authority met in Regular Session at “McDonald House” at 49 Old South St. Northampton, Ma. on Monday, August 27, 2018.

The Chairperson called the meeting to order at 7:34 PM.

Upon Roll Call, those present and absent were as follows:

PRESENT: Chairperson Jones, Vice Chairperson Brooks, Commissioner Hebert, Commissioner Budgar, & Commissioner Richards.

ABSENT: None

ALSO PRESENT: Cara Clifford; Deb Dunphy; Jack Redman; Sharon Kimble; Keith Walsh; Betsy Medina; Netanya Ortiz; Lynn King; John Wyda; Tom O'Connor; Bera Dunau; Roy Martin; Lisa Sargent; Jane Morrison; Toni Parizo; Donald Moran; George Friend; Rose Faille; Walter Mozgala; Agnes & Larry White; Susan Benedisuk; Barry Grimes; Wayne Milo; Brenda Thompson; Karl Ferret; Rosa Figueroa; Heidi Sousse; Joella Tarbutton-Springfield.

Chairperson Jones changed the agenda to allow Gary Depace, Fee Accountant for NHA time to speak about the financials. We are \$26,146.00 over in reserves. All closed within Budget. DHCD doesn't like us over 10%.

Commissioner Budgar – Are we part of the City's OPEB? Gary – No, but we are in their pension. We have not funded the OPEB account – it is not required yet by DHCD and HUD.

Cara – are other Housing Authorities funding?

Commissioner Richards – Would we be required to fund the whole amount?

Gary – No

Commissioner Budgar – Are we in pretty good financial shape?

Gary – Yes, DHCD granted us \$88,000 augmentation to increase reserves in our 400 program. We received from the State \$500,000.00 - The State owed us \$394,700.00 for FY18 and they gave us an advance of \$105,298.00 for FY19.

Commissioner Budgar – Anything we should keep our eye on?

Gary – No.

EMPLOYEE AND TENANT ISSUES

Employee Issues: None.

TENANT ISSUES:

Walter Mozgala – McDonald – Asked about Solar Panels, and was informed by Sharon Kimble COA, that we do net metering.

John Wyda- Salvo – Asked Cara about the Survey analysis on community room, bathroom, and laundry room. Cara stated she did not get the results yet. Wyda – TV Cord cut in Community Room -

Maintenance will put in a conduit to stop this. Speed Bumps-talked to PD- no regulations. Cara-meeting scheduled with Police & Fire dept. This is a question to Fire Department. Ambulance doesn't go out back where the speed bumps will be placed but will discuss with them.

Larry White- Salvo -Discussed his health –Lifeline with no monthly payment that he wears around his neck. NHA is getting more info for residents - see Betsy so she can make a copy.

Stairwell by mailboxes - caution sign needed.

Barry Grimes- Smoking update – Cara - Complaint received - NHA has a 3 step process @ 3rd strike then it goes to court. There is one tenant at the third strike.

Grimes asked – Tested in Court?

NHA- No, haven't been to court yet. Tom O'Connor, Attorney for NHA, stated maybe in Springfield.

Fire Alarm went off everyone exit out.

Barry Grimes- Salvo- Numerous people smoking less than 25 feet from building.

Cara – If you write down who it is then we can take care of it.

Barry Grimes - Should be a penalty & Enforcement. Maria W. had a cigarette thrown at her when she was enforcing the 25 foot law on Smoking.

Attorney Tom O'Connor - stated - 3 Complaints from anyone a Notice to Quit is served.

Lisa Sargent- Salvo- 6th floor - a lot of smoking in west wing, can smell it in elevator- nurses have complained & will put it in writing. It's affecting her health. She approached someone out front & he said he has the right to smoke. Cara – Don't approach someone on your own, tell us.

Heidi – Smoking – Posters - it's for people who don't smoke, it's not healthy.

No trespass order on Orlando? Tom- Doesn't know - PD doesn't keep a copy. Trespass Notice is posted in the building.

Heidi- He is back in Apt. #712 – Cara will follow up with Jack & Tom.

Smoking Continued:

Agnes White- Salvo - At noon they all are out there smoking – the front of the building is covered with the same people every day. Cara – can you make a list of names? Cara will try to pop in at noon.

Deb Charrow – McDonald 5th floor - smoking is coming through vent in bathroom.

Roy Martin – Salvo - Ken Pratt Salvo- garden has cigarette butts in it.

Jack –NHA - has sent 3 letters to them – no response.

Lynn King- NHA – If you don't have an appointment please make one. People complain that Roy is always there.

Wayne Milo- McDonald - Sent 2 memos regarding Apt. 408. Cara- response – they are in the hands of legal and being dealt with.

Jada- Salvo- Some tenants go to designated areas to smoke, can we reward people who smoke at the smoking huts?

Cara- that sounds amazing.

Toni Parizo- Air vents on Agenda – when?

Cara- Vents tested for mold – voting tonight and contracting this week.

Don Moran – is there any way they can get the old bulletin board back? We used to post flyers – maintenance told him not to put anything on the walls. Cara – there are boards on every floor now, give to Lynn King and she will post.

Karl Ferret – McDonald- Maintenance should walk every floor every day, elevators haven't been cleaned & fleas coming out of unit # 306.

Barry Grimes – 21 day policy for guest in building. People are coming in the building late at night and leaving early in the morning.

Cara - We need a complaint --tenants should be responsible for telling us who is staying. We need a paper trail.

Approval of the July 2018 Minutes- Tabled

OLD BUSINESS:

A/C Policy Tabled

NEW BUSINESS:

MOTION TO APPROVE RESOLUTION # 1173 WHICH CERTIFIES OUR SEMAP SUBMISSION

Commissioner Budgar- Changing the number? Annual?

Cara- fill out form 54628- Board to approve.

Commissioner Budgar put forth the motion to approve the Resolution # 1173 Submit - Section 8 Leased Housing SEMAP submission. Seconded by Commissioner Brooks.

VOTING AYE: Commissioner Brooks, Budgar, Hebert, Richards and Chairperson Jones.

VOTING NAY: NONE

Whereupon Chairperson Jones approved the Motion.

DISCUSSION - RECEIPT OF AWARD FROM HOUSING AUTHORITY INSURANCE GROUP

Commissioner Budgar- Nice Award but we are just making this company more profits, can they give us a break on insurance. Housing Authority Insurance is selected by DHCD to which Insurance Co. is selected under.

Commissioner Budgar - Who owns HAI- can we discuss with them?

Sharon Kimble- Housing Authority - DHCD negotiates.

Commissioner Budgar- But we don't get anything special when we get the award. Ask new state rep. to tie the rates in insurance. Do the rates seem reasonable?

Sharon- NHA- Yes.

DISCUSSION- BY-LAWS - CURRENT AND SAMPLE OF REVISED

Chairperson Jones - collectively look at the By-Laws and maybe update. Maybe a subcommittee.

Commissioner Budgar and Commissioner Richards agreed to be on the subcommittee - come back in a month with a report.

Commissioner Budgar- Check with other Boards to see theirs - can you get by laws from other Authorities?

Cara- Called HUD & got a Housing Authority name.

DISCUSSION: TIME OF MONTHLY MEETINGS STARTING IN NOVEMBER

October Meeting - second Monday is a Holiday - meeting will be on October 11th at 6:30 p.m.

November Meeting - same - Monday Holiday - Meeting will be on November 15th at 6:30 p.m.

Attorney O'Connor - need a motion.

Commissioner Budgar put forth the motion to time change, seconded by Commissioner Richards.

VOTING AYE: Commissioner Budgar, Richards, Brooks, Hebert and Chairperson Jones.

VOTING NAY: NONE

Whereupon Chairperson Jones Approved the Board Meetings to Start at 6:30 p.m. starting in October.

MOTION - SELECTION OF VENDOR FOR VENT CLEANING AT ALL NECESSARY SITES

Vent Cleaners 3 Bids- Salvo & Hampshire Heights only 2 bids. McDonald - \$ 1497.00; Forsander \$2156.40; Cahill \$1916.80; Hampshire Heights \$23800.00.

DISCUSSION:

Budgar- Have the vents been tested? No mold but dirty per Cara. No mold found in test & Board of Health tested & saw no mold. Anyone who complains – we do testing.

Budgar- resident complained of mold from Forsander - is the new tenant complaining? Cara-No.

Budgar-Has the previous tenant from McDonald had mold previous to this tenant coming in?

Cara- No.

Commissioner Brooks – McDonald vents were cleaned every 2 years up until 2010 when Jon Hite stopped.

Commissioner Richards- Is that the last time they've been cleaned?

Cara- Yes

Commissioner Budgar – Anything else we need to do for prevention at Sites? We don't want to get caught in a spiral.

Commissioner Hebert put forth the motion to approve the Selection of Vendor Cleaning at all necessary sites; Seconded by Commissioner Brooks.

VOTING AYE: Commissioner Budgar, Brooks, Hebert, Richards and Chairperson Jones.

VOTING NAY: NONE

Whereupon Chairperson Jones approved the motion.

UPDATE ON CORTICELLI STREET PROPERTY

Cara – The house has lead and asbestos – we have tried to sell it or give it away. Now there are bats flying out of the chimney. Per Carolyn Misch – Planning Dept. of City of Northampton – House was built in 1879 and is historic.

Commissioner Richards – is the land worth nothing? Cara – very little.

Commissioner Budgar – how much to demo? Cara - \$27,000.00 just to demo where the bats are.

Commissioner Budgar – hope we don't kill the bats. Also, Thank you Cara, for all your work on this property.

At this time, the Executive Director's Report Was Read

Ms. Clifford – Bad Debt write off \$285.00.

McDonald Unit - Mold - July 25th Health Dept. gave NHA Clearance of no mold.

Commissioner Budgar – The money from settlement when will you give us ideas as to when & what we can spend it on?

Cara- no guidance yet from DHCD.

Commissioner Budgar- I am a big fan of Preventative Maintenance.

Cara- Received a Fish # for paving @ Cahill & Hampshire Heights. Work will need to be done in 2 phases.

Commissioner Budgar – On behalf of his family – Thank you Cara, both Maria's , Maintenance staff & staff for the Dedication. From the bottom of the Budgar hearts - Thank You.

Commissioner Hebert put forth the motion to adjourn the meeting at 9:30 p.m., seconded by Commissioner Brooks.