

Northampton Housing Authority Board Meeting Minutes  
May 13, 2019

**Chairperson - Announcement of Roll Call by Executive Director**

Chairperson Richards: present,  
Vice Chair Brooks: present,  
Commissioner Silver: present,  
Commissioner Jones: present,  
Commissioner Laufer: present

**Chairperson Richards:** The next item on the agenda is the approval of the April 2019 minutes if someone would like to make a motion?

**Vice Chair Brooks:** I would make a motion

**Chairperson Richards:** Elizabeth

**Elizabeth:** I second

**Chairperson Richards:** All in favor? Say I

**Multiple Board Members:** I

**Chairperson Richards:** I'm sorry Commissioner Laufer I keep doing that

**Commissioner Laufer:** I

**Chairperson Richards:** April Minutes stand as approved

**1. Employee, tenants and public comments:**

**Chairperson Richards:** Next on the agenda is the employee tenants and public comments. We're going to use a new process being used tonight. Let me explain that to you what that would be like. There have been issue with people being able to hear so we have microphones not only do we have microphones but you will too. So whenever you speak. Can she mute...?

**Cara Leiper (Executive Director):** Commissioner Laufer could you possibly mute us

**Chairperson Richards:** When we call for the tenant input just raise your hand and a microphone will come to you. I think that will improve everybody's ability to hear what is being said. During the tenant and public comment, we ask that you stand and give your name, residence and is going to be a big meeting tonight. As usual we are going to limit as usual comments to three minutes and ask that you only speak once. So you should time wisely and we will keep time. And try to give everybody a heads up if were close. We ask again that people speak only once so that everybody has a chance and the commission members and the executive director will keep a record of your comments. So were not going to respond to you were going to listen. Sometimes we find that it's really hard to listen when we're thinking about how were going to respond. So we want to get it all and we will respond to you but it won't 'it won't be a dialogue which is a little different. Ok, let's start with any employee comments or issues being not we will move onto tenant issues.

**Sacred Elder (McDonald):** I think I'll leave that. Can everyone hear me?

**Unknown person:** We would like you to use it please so that everyone can hear you

**Cara Leiper (Executive Director):** It records

**Sacred Elder(McDonald):** My name is Sacred Elder and I'm the president of the tenant association here and the chair of the advocacy mediation committee and I would like to say that there are two other tenants in the room that asked me to speak for them as proxy who will not speak tonight. So I wish to ask for mild leniency about the three minutes and not to be timing me while I'm asking about the three minutes.

**Chairperson Richards:** very mild

**Sacred Elder (McDonald):** Thank you so much, December 8, 2018 they announced Ed Russell on my floor pulled the buddy alarm I went to respond to his call and was able to assist him with EMTS and treatment. The following week there was a pounding and a yelling I went down the hall I said why didn't you pull the buddy alarm he said I thought I had. I went in, it had been activated, it had not rung and the light had not gone off. The buddy alarm has been off for 5 consecutive months in the McDonald house. I made five different communications to senior staff about the buddy alarm being off. So Ed Russell was on the floor here dragged himself from his bathroom to his door I opened the door and was punching on the door while he screamed somebody please help somebody why doesn't anybody come. Now remember that because Ed Russell left the building on March 11<sup>th</sup> and died on March 16<sup>th</sup> I made first communications December couple times in February, early March, and then also early April.

lot of which conduced to any work on the buddy alarm, any work to my knowledge, my tears, my eyes, any tenants who spoke with me. I believe there is an incompetence there is a neglect that one might call an unintentional death. What I don't know what the legal languages but manslaughter. But Ed died because he believed the buddy alarm worked.

And there was no response, and there was no communication from the housing authority that the buddy alarms did not work. Furthermore, an elderly tenant late 90s, two different tenants communicated to me that they fell and we're not able to pull the buddy alarm and it didn't ring. That was there finding out that the buddy alarm didn't work. The heat was turned off. New issue last summer, last spring twice as early as this was 48, 52 degrees. The heat was turned off. And elderly lady, late 90s called me and said I'm too brittle. I'm afraid I'm going to fall. And I haven't washed and I said that's okay. I'll tell them. A week and a half later after that it was turned back on it was turned off again. This year the heat was I'll use the word my word threatened to be turned off. I was told it was taking about turning it off again early. September 15, June 15 elderly and disabled tenants in McDonald house. Furthermore, I am trying to move rapidly go through these issues. Last year. We had our air conditioners, pilot cities using my words again, taken away.

July 9<sup>th</sup> we received the memo saying your air conditioner is effectively immediately. Will be put in the windows again July 10 and the Housing Authority we'll do it for free.

In the meantime, we have numerous heat waves. Again tenants get held to the date. Again elderly tenants called me this is affecting my health, chronic obstructive pulmonary disease, diabetes, multiple sclerosis which was one of Ed Russell's diseases. Ed Russell by the way,

found valley free radio and also brought Democracy Now to the valley with Francis crow. So you have a little bit of a need on who Ed Russel is. Furthermore, air conditioners. Elevators, which as recently as four years ago, we go down to John Hytes office. John the elevator. I'm busy right now on the phone. Is it urgent? Yes, the elevators broken. Okay. Within an hour the elevator company was here. I've been told more and more recently, they've been inspected the elevator both are not safe. I was on radio two weeks ago on Tuesday, first time I came out publicly speaking on this matter about the housing authority administration and I said the lights are on a quarter, there's a quarter of the lights on in the elevator. The new lights were put in.

**Chairperson Richards:** You have one more minute. I've given you an extra

**Sacred Elder (McDonald):** The following day the lights were put in. So I will conclude. Since I have one more minute, I did have two other tenants. I'm speaking as a proxy for so I would challenge that time limit of three minutes. Three, six, nine I would say because

**Chairperson Richards:** No

**Sacred Elder (McDonald) :** Okay, I won't go into that. I think we need a thorough investigation by DHCD by HUD and MA commission of discrimination because two Tenants have come to me actively both out as gay and lesbian people perspective. They've been yelled at by staff. That's my fifth issue is staff disrespecting tenants. The sixth issue. People are smoking in a unit two months, two years and three months after the policy was enacted. The seventh issue is about people living off the lease in the building for years now. My last issue maybe it's in here a fundaments of evidence show is a fundamentally dysfunctional Northampton Housing Authority administration. This board hires this director this director, higher senior staff, we need a thorough investigation. This is not about feelings. It's not about likes or dislikes, handling of our list of eight major eight major issues, air conditioning, heat, dangerous elevators, buddy alarms, as well as drug dealing. Now the other issue I forgot unauthorized occupancy of units, smoking and disrespect. DJ issues are enormous the danger. Director of administration of the housing authority is not functioning on the basic level of safety

**Chairperson Richards:** Thank you

**Sacred Elder (McDonald):** Speaking fast, unable to document.

**Chairperson Richards:** Your finished, Thank you, Sacred Elder. We have a comment right here

**Hildegarde Friedman (Cahill):** Is this including

**Cara Leiper (Executive Director)::** you step up please, can you speak into the microphone?

**Hildegarde Friedman (Cahill):** Hildegarde Friedman is this including at this moment of this meeting is this the air conditioner? Or is that later?

**Chairperson Richards:** No, this is strictly for tenant comments, so it's not

**Hildegarde Friedman (Cahill):** well, I'm a tenant comment for air conditioning later

**Chairperson Richards:** Alright it's included than

**Cara Leiper (Executive Director):** She wants to talk about air conditioning

**Chairperson Richards:** Were going to do it but later

**Hildegarde Friedman (Cahill):** You're going to do it later

**Chairperson Richards:** Okay, you could you can talk about it now you have three minutes, but we're going to deal with it later.

**Hildegarde Friedman (Cahill):** No matter what you brought with your issue about air conditioning any, Person may have a different issue. There's no way you can deny. That these people need money And if they're going to divided that into income struggles and charge additional money or whatever they're going to do. Can you hear me?

**Audience:** Yes.

**Hildegarde Friedman (Cahill):** No matter how you deal with the issue that you have about your condition, there's no question that these people, Northampton Housing Authority needs money. We're going to have the hottest summer in ages. They need money, now we can divide it up we can do many things we can do. People that have \$800 a month, will can pay considerably different amounts than people that have \$2000 or \$4,000 that's it Hildegarde Friedman Thank you.

**Chairperson Richards:** Thank you.

**Chairperson Richards:** Comment right over here.

**Timothy Kowalski (Forsander):** I live at the Forsander complex and I'm the tenant Association vice president. Our community room has been closed for over two months now. And it seems that all of the tenants are being punished just because of one and the tenants are getting frustrated. The tenants are getting frustrated.

**Chairperson Richards:** Thank you.

**Cynthia Tobin (Forsander):** In December 28, I went in and I spoke with Maria Walton regarding my upstairs tenant she referred me to Lisa Donoghue. I made an appointment to see Lisa. Three times. We went in my daughter and I and Lisa was never there for us. We went in one time the place was supposedly closed till noon and my daughter went in and was banging on the door she was so mad Lisa happen to be there. That was on December 28. I never heard back from Lisa again. And on January 2. I lost it and I ended up on the fifth floor at Cooley Dickinson hospital with a nervous breakdown because I hadn't slept in over three weeks. And it is now, it is now

three months later and today in the mail. March 13 is the letter from Lisa. Never spoke to me nothing telling me that she's having a meeting with me on Wednesday. I'm not available this Wednesday. How can you tell somebody you're going to have a meeting with them?

Two days before they're here. I mean, I just can't get and what really irritates me is these tenants are still having my problems and yet a person in building O hasn't even lived you Forsander under for a year and already has been changed from one building down from one apartment downstairs to the one upstairs. Why can I get a full night's sleep? I am sick of taking Lorazepam I am sick of taking trazadone, and I'm sick of the fifth floor. The next time the fifth floor comes I'm dead.

**Chairperson Richards:** Thank you, Cynthia

**Heidi Seuss (Salvo):**

I just wanted to inform you guys, Frank Orlando, the criminal that supposedly has no trespass that doesn't have enough trespass because it was never filed with the police is living in the building again and 712, which nothing happens, although Maria did see him I pointed him out she told him and then he went right into the building from the back door in the side. And he went upstairs, where he's living with the tenant that you all know about. And if your excuses you don't know where he's living, you know where he's living. You've known a long time when he's been living. Sharon Whitmore knew where he was living over a year ago when she called him up on his phone and told him very important. So anyways, oh, yeah. And, and I'm glad the gardens were all figured out today. That was wonderful. Thanks. And also, I was hoping one day. Can somebody in management like, officially apologize to me for falsely accusing me of going postal or threatening to go postal when I was recording, Frank who was threatening to shoot a bunch of people in the building, that he had previously assaulted some tenants in the building, and threatened them and threatened to kill them, but nobody bothered to apologize to me just want to accuse me and I reported him. Oh, yeah. Then you threatened to make me homeless with a restraining order from all Nha properties, but for some reason, you can't do that to Frank, even though he's not a tenant. Never has been a tenant, any he sells drugs there. Oh, you got a couple of the tenants in there who's selling drugs? Actually quite a few. But there is one tenant on our floor who's selling weapons illegally out of his apartment, but nobody does anything about that either. And, for some reason, you don't believe me that you actually have to file a no trespass order with the police department.

Because that's on the law and the other time. I called Lisa to report that he was living here. She never called me back. Never got back in touch with me. Oh, and anytime I call the office, nobody answers the phone I have to call the maintenance emergency line to get any answers. And when they answered the last time they said that your office is open from 8:30 in the morning till 3:30 in the afternoon, Monday through Friday, and then when Lynn call because she's a staff person calling to the office. I guess the phones know each other. They told her it was at 4:15 so I don't know whose goodness story straight, but you might want to take it off your answer machine that you got good customer service because you don't. So um, anyways, yeah, I just I just would rather you be a little more on it that you don't care. So anyways, thanks

**Peter Cushing (Forsander):** president of Forsander tenant Association I guess the meaning here is little communication. Nobody seems to be getting any anything from that side.

This is almost a warning to everybody. When you start treating people badly, they're going to treat you badly. And it's making it harder for everybody inside these complexes to live safely. And it's got a change we've had nothing but infestations and problems and my complex since 2015. And it hasn't changed. Nobody smiles up there any more were disgusted. God we thank you for turning over our gardens give us something to do. We're locked in our buildings, no intercom systems. We got a sheet that you conned us, that you bought intercom systems, but it didn't. We've been sitting there for five months waiting, people don't like you anymore up there. They don't believe you anymore. I don't know how you're going to make it right. But it better be quick because it's getting worse. Thank you.

**Dan Mahalik (McDonald):** I was the one who was in the elevator for more than three hours. Now one of you have ever come to me and said, how are you? Are you okay? We're sorry. I went to the hospital I had bruises. I haven't spoken to any of you since. I mean, come on. I'm a person. This is not an office building. This is our home. We live here. You treat us like your employee. We are not your employee. You are here for us; we are not here for you. Thank you.

**Joseph Santaniello (Salvo):** Good evening, Joe said this is the seventh time I've attended your board meeting. And I hear the same thing every single time and I'm not taking sides with anyone. Mrs. Walton told me at one point, put it in writing, send it to me. And I left her office thinking she was out of her mind. Why should I write it down, we just had the conversation? Then I had a meeting with Cara. Same thing, put it in writing. I thought she was out of her mind. spend an hour in their office and look at the pile of work they have just for that day and I'm not taking sides.

**Jude Sydney:** Yes you are

**Joseph Santaniello (Salvo):** And actually, I'm not because I couldn't accomplish anything. If I were confronted with a pile of things that had to be done at a certain time for a certain tenant. Yes, we're all people, we all pay our rent. There's a lot of people that have been asking for things long before I was into the Walter salvo house. So it is important to do one little thing for them and that is write it down so they can see it. refer to it and deal with it. It's not coming here to a board meeting and venting your frustration. It's meeting them halfway and I don't think writing your concerns down and submitting them to the council is a difficult thing to do. If you don't agree with me, that's fine. But things get done in the process. They don't get done because you're up here complaining.

**Jude Sydney (McDonald):** I'm really bad laryngitis so I would like to hand my minutes three minutes over to sacred elder who's going to discuss what I would of.

**Chairperson Richards:** I'm sorry, we're asking everyone to speak for themselves.

**Sacred Elder:** She's already told you that she's having a hard time speaking. Why are you doing that to her?

**Chairperson Richards:** That's the rules.

**Sacred Elder:** It's due to her disability.

**Chairperson Richards:** We would be more than happy to take something in writing too

**Sacred Elder (McDonald):** As her advocate I don't think she could do it. So she's asking me to say what she had told me to say for her.

**Commissioner Silver:** It's a disability request

**Cara Leiper (Executive Director):** She already gave an answer twice. She already gave an answer twice. So could you please pass the mic?

**Sacred Elder (McDonald):** You turned the mic off so a disabled person can't speak

**Cara Leiper (Executive Director):** It's on still, this one right here

**Chairperson Richards:** Sorry she had her hand up already

**Susan Henderson (Cahill):** We have our share of problems too. I'm here mainly because we were promised a new parking lot driveway by the end of this year. We're wondering if and when it's going to get done its full of potholes its unsafe for the people who are driving, people who are walking to the trash recycle bins, also behind building G we got a hill that drains in at least four different places. and this is right next to the back of my building. rain comes and mosquito season starts you can't open up your mouth without getting a mouth full. The hill itself has slid over the eight years I've been here I see it is now covering this rock basin and that was there supposedly to let the water drain which doesn't work. So those two issues can be addressed. I have put them in writing and have submitted them about a month ago I would like to see something taken care of

**Antoinette Parizzo (McDonald):** I live in this building as about putting things in writing for the last year, I've put several things in writing about the mold toxins that I'm breathing in, that are getting in through my skin than that are in all the food that is in my apartment. You received at least 20 letters from different doctors even one day. I'm really, really sick. And I've given you proof. Please help me.

**Patricia Sullivan (Salvo):** There needs to be clarification about those buzzes in bathroom and then bedrooms because nothing happens when you pull them. There was a woman last year at Salvo Thelma. She was an African American woman from the Carolinas lovely person. She had a heart attack in her bathroom and pulled it and nothing, no one responded. She died and she wasn't found him too late the next day. So people need to know don't depend on them finding out the way too EMT buttons around your neck or something. Because those things are a joke. They simply don't work.

**Diane Mader (Salvo):** Can you hear me now? Yes, good. Now I have something I just found out about today. So you don't have a writing yet. But it is something about I can go longer flags in my garden and I'd like to know why. That's issue number one. We have an answer. No, okay.

Issue number two. And they have this in writing to there are at least three potholes that I've noticed I've recently had an injury from a pothole. And I'm still suffering from it. So I hope you show me a lot of concern. But they're like craters, and when a wheelchair gets to it and you land on the ground on your face, and you have to call an ambulance and the police appear, and You really hurts and suffer and I'm would like to find out how long it's going to take. Those potholes to the best of my knowledge might be caused by the bus routes and maybe cars, but those have not only got to be damaging people, but they've got to be damaging cars too. And they've been there to the best of my knowledge, we're about four to five to six months. I don't know I didn't clock it. But those are really concerning to me. All I can think of right now. Thank you.

**Joella Tarbutton (Salvo):** Hi, everybody. My name is Jada. And I live in Walter Salvo house and I haven't been to the meetings in quite a while and there's been some changes some for the improvement new board member and I have to say this. Well, first of all, I'm being facetious and say, if I knew everybody's going to take cameras on me, you're welcome to do that. I would have dressed up a little nicely, but I do want to say I want to do it without tear eyes. It's very noticeable, one of us is missing from here. So I haven't been here since then. Anyway, I'll just say that but he is missed and will always be in my heart. Secondly, um, I think I always thought when I'd come to these meetings, they would probably four of us Roy was always here. I wish he wouldn't come, but he was always here. And I always thought that it was good, that people came here and express their interest. I have been Sorry, just not affiliated with what's been going on where I live. I just want to say that, you know, I see some, you know, I don't want to picking on anyone. But I do also want to know, somebody mentioned a woman who did die Miss Thelma. Who've been there over 20 something years. And there was a rumor, I don't know how it was, but it was something about the whole thing and it breaks my heart. I hear people talking about people who passed away some I know of, and some of the things that gone on. So it is feeling my heart that the stuff is there and I say this is that outlet that we have. and I do hope I'm pessimistic optimistic that they listened to and somebody else mentioned about positive stuff that went on. I've worked with housing in many ways. And I do recognize you go in an office in one day. And even if you have an appointment, the phone is ringing, ringing, ringing and people coming in. So I do recognize that that happened. But there's also something I want to say too, I realized that, you know, when people are talking about other people in the, you know, buildings and harassment and stuff, I've seen it. And I've seen it, where people who are saying somebody who's been living there, has somebody living with them. But it's just been interesting. There's a duality. It's like when I break the rules, no matter what the rules are, because the people who are you know, whether it's smoking or whatever, if I do and find somebody else do it is them and us against them. So I was at that stuff could be worked through and recognize that. And then again, I'm just happy to see folks here and I hope that these wouldn't come a resolution I do. You know, the whole key to the whole thing about air conditioning and all that. And you're right there potholes, all weather potholes that are not even a part of this building. But anyway, I just want to be positive and Say for my sake because I can get into that negative and angry I can I can say that I do appreciate people being here and everybody who's here in uniform and even Tom I would say Hi to him and Roy be quiet that's it

**Roy Martin (Salvo):** Good afternoon ladies and gentlemen my name is Roy C Martin 81 Cons Street apartment 529. Now firstly I want is I want to propose something I want to propose that



since we have the Budger family room at the Walter Salvo house I would like to propose it to the board and everything have a vote and perhaps put Jerry's picture up there and little dedicated to Jerry for all the time that he has spent. He spent hours and he came to every party over there. And he always love the food. I think we should have his name up there also along with his family. And with that, I know you're having a rough way to go tonight Cara. Right? And so like the rest of the board, you know, I look at things in a little different way. I look at things like you people go ahead and you work hard, right? But the cooperation isn't there ya'll not talking to each other. And, you know, each one is running off in a different direction. So, I maybe you should go to school and learn how to cooperate together and get right together and speak together. And man, you might get a lot of things settled around here. That's the only thing that I see wrong with this whole board with the people working here and everything right. You're all good people and Maria there she's always there and blonde you know that's what I call

**Unknown Person:** Don't call her that

**Roy Martin:** anyways she's always there and all the people here that came tonight right you're all good people right and everybody has their complaints and stuff like that right now but it's time that the board gets together but heads together right and we know the Charlie Baker is not going to give us any more money. I know we know that the money is just about gone and so we have to do the best we can and that means that you know if you're going to call someone to fix the elevators you call them you get them right if they don't want to get up here like John Hyde did fire them get a new one don't pay them the rest of the money they go home tell them they get their money until when the work is done correctly. Now, that was the way John Hite, John Hite called up somebody wanted somebody because the roof leaked. Say they didn't show up John Hite, he fired up and he got someone else. So now it isn't always the lowest paid contract because they're not always the best with the water. You know, so all right. You got to work with things. Yeah. And I think you're all good people. You all can work together. All right. Yeah. Cara, I hope you aren't having a heart attack.

**Unknown Person:** Why would you say that

**Cara Leiper (Executive Director):** Don't wish it on me

**Roy Martin (Salvo):** No, no, no, no, no, no. Right though. I'm not into CPR. So anyways, yeah, right. You know, there's several things like the gardens, right your gardens, they just had us Canadian. Maria, right. She's done a great job and setting them up. Everybody knows where their spot is. And I don't know about the other places. I hope that everything gets done the other places to what can you do right now? Everyone All right, have a good night everybody.

**Angela Santaniello (Salvo):** And it seems like, can everybody hear me? Okay? Yeah. It seems like one common denominator is mentioned at every meeting we come to is communication. And I just want to offer, you know, just a suggestion for you to check into something. I worked for a huge Insurance Corporation for many, many years. And we dealt with a lot of communication issues. And one of the things we did was issue a week, we actually had a workflow system. And I don't know if you can check into a workflow system, but that may solve some of your problems on the communication side of things. You can scan in requests that come

in and writing you can even delegate it to whatever department and you have a way of tracking whether or not these things are being done, whether it's a maintenance issue, whether it's anything else. So where you can actually track it in, maybe be able to work a little bit better on timeframes and request, you know, maybe you can set up something that showed it to tell the tenants that if you send a request on this, it's going to take a week to 10 days to get a response on this, you send a request on this, this is going to be an immediate return a 24 hour turnaround, you know, so that people can sort of understand when these things will be addressed, and try to work on that communication a little bit. Because that just seems to be one of the biggest issues that is constant that I've heard through all of the board meetings I've been too. So it's just a suggestion. There are different levels of workflow systems out there computer programs, things that can make things a little bit easier for you. And that's all I'm trying to do. So thank you.

**Jean Anne Perrier (Tobin):** Tobin Manor is a very unique little community and painfully quiet. And there's nothing going on up there. And we just get along and we let her right, we let her right. And we range from like 70 to 95. So we're not bothering anybody. And they're very confused by the phone system though very confused and I can every day Talk, talk about the phone system and help them but and I'm a letter writer, and but it's just painfully quiet. There's nothing going on up there. So it's just we have nothing to offer anybody at all. So nice little community and we thank you and maintenance comes for us right away. And they're very kind and they stand us to death. So everybody's still standing. So we think maintenance very much, but yea Tobin.

**Chairperson Richards:** Anyone else? Who hasn't spoken,

**Erika Kraus (McDonald):** I'm kind of embarrassed

**Cara Leiper:** Its ok Okay

**Jack Redman:** go ahead, Erika.

**Erika (McDonald):** can you hear me?

**Jack Redman:** perfect

**Erika (McDonald):** I think nobody's perfect. You know, we can work together as a team, team player. right? Team player. We can't be yelling and screaming at, everybody we all work together at stop and shop and it's great. So why don't we all work together? I'm done by. Have a good night

**Chairperson Richards:** Good for you

**Chairperson Richards:** Is there anybody that hasn't spoken? Okay. Well, first of all, I want to thank everyone for sort of getting along with this new procedure that we're trying out and gives us more of an opportunity to hear your concerns and hopefully take some action on them. We have a huge agenda tonight. Many of the issues that you talked about are on the agenda. So please stay and you know you're where we are with them. The next thing on the agenda is there

anyone from the public who is not a resident here that would like to say anything? Okay. Nobody we will now take a look at our old business. First agenda item on the old businesses committee assignments. I will Just read them off governance and Policy Committee is Elizabeth silver and myself. Grievance is commissioner Laufer and commissioner Brooks, finance Commissioner books as his treasure and myself. CPA officer is Commissioner Jones. Housing Partnership will be left open till we get a clear understanding of our role there. And procurement is executive director, Cara Leiper (Executive Director): The next thing on the agenda is the bylaws update. And the bylaws have been circulated. We've been working for a long time and Jerry Budgar was very, very helpful with having put these together, so we all miss him terribly. But we do have a draft circulated them for comment. At the next meeting, we will discuss those comments and hopefully we'll be in a position where we can ask for approval. So that's kind of just to let you know. the next item on the agenda is the air conditioning policy. Elizabeth, you and Commissioner Laufer have been champions air conditioning champions thank you so much because this is another issue that we've been dealing with for a long time very important to the residents.

**Commissioner Silver** I'm going to just because it will probably be a little easier. Is it a recording me now. Now I'm not a mic person. So first of all I want to say that I've heard all of you tonight, this is my third meeting. So please go easy on me. I think it's Commissioner Laufer's fourth or fifth meeting and so please go easy on us. We took the draft The housing authority executive director has was brought to the meeting last week and decided that we wanted to take a sort of different tact. And we saw that policy as putting too much onus and responsibility on tenants and unfairly doing so. And we wanted to sort of turn it around so that we were more conscious of the physical and the financial needs of the tenants in this process. So came from that background. Has everybody had a chance to see it? I know, you know, it didn't get out until fairly recently. I'm seeing some yeses, some knows. Maybe I know this is long, but meaning it would make sense just to read this. I hope everybody's also and for the night here because it probably is going to be a long night, but just so that everybody can hear it and be aware of what it is. The North Hampton Housing Authority is committed to respecting and providing decent, professional and necessary services for attendance. We recognize the significant financial burdens they face on a day to day basis. For decades, the Housing Authority maintenance staff has assisted tenants who need help with the installation and removal of air conditioners. In exchange for this Help tenants are asked to pay the Housing Authority is heated \$5 per month installation and removal for this fee reflects a meaningful portion of the low income tenants budget, but it does help offset the cost of the housing authority and also allows for tenants to contribute to the service providing the service to our tenants a discharge is a tradition our board wants to retain. We recognize that this part Differs from those of some other housing authorities. And I might add live here and just say that we had a few of the policies that we looked at, many of whom put all the onus on the tenants. We decided we didn't want to do that. But we do recognize that we're asking maintenance staff to help out in ways they may not want to, and they may prefer to avoid, but we're trusting their professionalism and their compassion for tenant's wellbeing and appreciate their efforts in this regard. In addition to the financial wellbeing of our tenants, we adopt this policy to ensure consistent and safe installation by competent, capable experienced maintenance staff. Caution also the case of the staff person is known to the tenant rather than a hired stranger enter the apartment, thereby providing safety and security to the tenant. Finally, economy as they always

suggest, Scale would suggest that this is a more efficient and less expensive process rather than a tenant by tenant, and hiring somebody to do your installation, we thought it would be much less costly to have the maintenance staff responsible for the installation. So we feel that this is a more efficient and less expensive process. So accordingly, this is what we're suggesting for our policy. And I understand there'll be some amendments tonight, but this is what we started with as our draft. Tenants will be allowed to have air conditioners in their units. That's number one. tenants who want their air conditioners installed and or removed by the Housing Authority maintenance staff are entitled to this. They should call the front office at the phone number to request installation. The maintenance staff of the housing authority shall use their best efforts to install and or remove air conditioners or the requesting to tenant within three business days, two members of the maintenance staff will be responsible for installation and removal each air conditioner. In order to promote efficiency, you put a request on tenants and that is that they make your request as early as possible. And then the front office will try to coordinate installation. So they're not going to Forsander one day and Salvo the next and back and forth, back and forth. So hopefully they'll try to figure out a way to make it all happen quickly in one place to be more efficient. And you can help with that process by getting your requests in early. So they can plan tenants who use the maintenance staff and you don't have to unless you're in a certain complex and we'll get there. The tenants who do use the maintenance staff will pay the Housing Authority \$5 for installation, and \$5 for removal. For the terms of the lease agreement, and these are these are in your leases, so don't yell at me. I can't I don't have any control over this. McDonald tenants who use air conditioner shall pay the Housing Authority \$15 a month for June, July and August, and then \$10 per month thereafter for however long they're in. Tenants are responsible for supplying their own air conditioners. It should make every effort if possible to use energy efficient air conditioners. Air conditioners are subject to inspection and must be in good working order. If an extension cord is needed, and that's only if needed and I believe we have some information that if it's in a window it should reach a plug without an extension cord so you do not use an extension cord unless it doesn't reach. If it doesn't reach. Then the cord must be no longer than 72 inches in length and it should be as short as it can be. 72 inches is a very long extension cord. Installation may be done from May 1<sup>st</sup> and removal must be completed by October 1<sup>st</sup>. Housing Authority maintenance staff must be responsible for the installation of any air conditioners at McDonald's and salvo McDonald and several tenants may not do their own installation. This is a federal requirement or state requirement. We don't have any control over that. Other than McDonald and salvo any tenants may use maintenance staff, but they may do it on their own and if they choose to do it on their own, it must be according to proper installation requirements or instructions. Please don't yell at me. This is the worst part. I know it. Okay. I hear you're paying for even say this. When a room has only one window, one window. There are very few of you out there that only have one window in a room. state and federal law says that a window mounted air conditioner is not allowed because of blocks the emergency egress. Please let me finish. I have all the laws I'm aware of check this law. If I could do this any other way I would have I promise you that I will win a window has only one when a room has only one window, state and federal law both so it doesn't matter if you're in Florence heights or McDonalds. state and federal law say that a window mounted air conditioner is not allowed because it blocks the one emergency egress in that room. A portable air conditioner that does not prevent an emergency escape through that window may be used an air conditioner may be used in a room with one window if a sleeve is available for that window. Notwithstanding what I just said, the Housing Authority recognizes that some tenants

who have only one window in the bedroom they use for sleeping, have a medically certified disability that requires air conditioning for these tenants, the housing authorities promising that it will work with these tenants in order to provide a reasonable accommodation to get air conditioning into that room. So that's where we are.

**Chairperson Richards:** I think we should take comments from the board. So this part of the meeting is for the board. So it's your time to listen.

**Chairperson Richards:** Do we not hear comments about the policy.

**Chairperson Richards:** No. A board discussion

**Joella Tarbutton (Salvo):** Should I put it in writing?

**Chairperson Richards:** Yes, and you're more than welcome

**Joella Tarbutton (Salvo):** okay. Well. I mean, we're hoping to pass policy tonight and that, you know, sometimes in the near future, this weather is not going to keep doing this because I'm frankly sick of it. And I'm sure you are. And I like warm. But hopefully we'll get into summer sometime soon. And we'd like to pass the policy tonight. I'm just wondering if we can

**Unknown Board Member:** I do. I do want to say the memo was sent out. And we did have received some comments.

**Joella Tarbutton (Salvo):** So yeah, my only concern is that some people didn't speak during the public comment because if we do like a minute of a quick minute of you know, add this don't add this. I don't like this. Just like really? I mean, if I if I'm arguing for you guys to have like a minute, can you keep it to like under a minute? Is that okay? I'm sorry, but I know we're going to be here all night. But you know, clearly those strong feelings about air conditioners and

**Chairperson Richards:** can we, can we listen to the comments for People who've taken the time to write them out and get them in. And I'd rather do that and then we'll see where we're at. If it's not addressed in the comments, then we can do that. Cara you would have those right?

**Cara Leiper (Executive Director):** Yes, we put them in the court packages, but I do have them if you'd like me to read them out loud. I can. There were really only three in writing.

**Chairperson Richards:** Ok listen up guys

**Cara Leiper (Executive Director):** They were very upset. I can read them out loud for you. We did provide them in the board package. Which do you prefer?

**Commissioner Silver:** I guess I'm looking for themes, anything that sort of sticks out

Cara Leiper (Executive Director): So at a Tobin, Tobin has windows, rooms with only one window, but the kitchens are small enough that people haven't really put them in their windows. And so we have one resident who has written a very lengthy response about their disagreement with the about the policy on hold. Then we have another resident from Tobin, who also had her attorney reply, saying that she has the issue with air conditioning and doesn't want the policy. But this particular resident already has central air in her units of a policy doesn't affect her.

**Commissioner Silver:** Excuse me Cara. Are you referring to the letter from attorney Landry?

**Cara Leiper (Executive Director): (Executive Director):** Attorney Landry, Yes!

**Commissioner Silver:** That's not what it says it all. She asking for. Now that's a mischaracterization. What this letter is only asking for is to know how the housing authority will provide the accommodation in light of the emergency egress issue. She's not taking issue with it.

**Cara Leiper (Executive Director):** Because she has, the resident herself has contacted us this is what her letter from her attorney says. The resident has one bedroom has a bedroom with only one window. She doesn't want to have to deal with her accommodation it doesn't even apply to her. That's what I'm getting at. This particular one doesn't even apply to this woman has central air in her whole apartment.

**Commissioner Laufer:** Comment but unable to document due to sound quality.

**Cara Leiper (Executive Director):** She has an attorney on retainer Commissioner Laufer any communication that we have with this resident comes that way.

**Commissioner Laufer:** Okay. So she has central air and you're saying that this may not be an issue once that's explained?

**Cara Leiper (Executive Director):** So I'd like to read. This particular letter from the actual attorney, please be advised that I represent Miss Linda Kielson relative to her tenancy 108 at Florence, MA of the North Hampton housing authorities proposed air conditioner policy announce that I communicate her feedback. Miss Kielson is specifically concerned in paragraph 11 regarding the use of air conditioning, and bedroom with only one window, while paragraph 12 appears to address the issue of reasonable accommodation for these individuals that require air conditioning for medically documented disability, it is not clear how the housing authority will provide an accommodation in light of emergency egress issue. And addition the language of this policy suggest that Miss. Kielson may not be able to utilize the air conditioner She currently owns, which is central air throughout the whole apartment, raising concerns of additional expense to tenants that have air conditioners in the housing authority deems to be non-compliant. Thank you in advance for your consideration the feedback. I'd rather read the others as well so that there's no.

Thank you for writing the draft for the air conditioner because I would like to know if maintenance will bring my air conditioners out from my basement. Maybe the policies needs to clarify that and not some language about providing unobstructed access to the units and installation and removal sites. It's really just air conditioning policy feedback. It's really

disgusting that you will put an important policy like this to us for suggestions and give us only three days actually not even two full days. As the notice was delivered midday if someone wants to mail their suggestion they would have to have done so by early afternoon Thursday the 9th. What kind of organization puts a major policy change proposal out for just suggestions and only allows the residents two days as an opportunity to reply. Federal Government policies are put online for 60 days for public comments. I have, I have to do this in the middle of the night as I've been busy with veterinary care for my service dog and medical appointments of my own. We do not have lives that lives other than responding to your demands for instant gratification or to get very little feedback. So you should force your policy through with minimal input. Regarding the air conditioner policy as essentially I see you trying to force me to purchase yet another new air conditioner for my bedroom as I medically require one and I already have a window unit there and have had one there for two years I've looked at Tobin Manor. I also needed to use it twice during April and often that extends into November. Regarding it being a safety problem for fire exit one think that the project would have been designed with a little more concern for fire exits do the population who lives here, creating a fire hazard by having only a single, easily, easily viable egress in each unit of a third floor building is kind of ridiculous, than having only one window with which one would be a reasonable exit due to the unnecessary bay window in the living room with casement openings too small for many of people use as an exit, I realized your policy suggest you'll work with me regarding my bedroom air conditioning issues. However, I personally would be quite content to pull the air conditioner in and drop it on the floor or physically push it out the window before I tried to exit. However short of a fireman being there with a ladder I don't think I'd survive or survive without severe injury. If I tried to get to the ground from the third floor where I reside, the air conditioner would make little or no difference in that effort, changing the windows or installing a sleeve in a bedroom that would need it although an expense on your part would be much preferred. instead of forcing me to buy yet another air conditioner as I had to buy one newer one in order to fit the tiny size windows in the kitchen in order to have ample cooling capacity to cool the area of size which the Livingroom and kitchen create a 5000 BTU just not cool enough for my comfort on a very hot day, requiring me to install or remove my 6000 BTU which fits the window incredibly snugly is silly, it does not cause enough energy loss to make any significant difference in heating my apartment. While it does cause damage to the window balances which are plastic, I put it sorry when I put it in or out. Never mind that I have no extra space to store an air conditioner during the winter months due to the fact that my unit is one of 12 in the complex with no exterior storage unit due to the electrical meter closet. No doubt a rare exception given the number of apartments you're making policy for, but one that deserves consideration nevertheless, since there's no doubt in my mind, new people will rubber stamp this policy is done regardless of what little input you get from residents due to limited time you allow. I so much wonder whether the DHCD would approve of this if I had extra time I would certainly be asking them I would also come to board meetings and met these other complaints, except I'm sure I'd be cut off before venting them all. The fact that the meeting occurs at a time when I'm busy with my daily routine is an issue for me also, I've been trying to get satisfaction through normal channels. However Lisa Donahue doesn't answer my emails, even though she said it was her preferred method of communication. I will be curious to see how you offer to assist me in complying with your policy. I will be curious to see how you offer to assist me in complying with your policy. I'm not inclined to pay someone to put an air conditioner in or out as I can do it or have helped to do it for me for free. The end results will be a damaged window

balances. The question then becomes really attempt to charge me for the damage. That would be much less if I left the air conditioner alone all year long, which I've been doing since I bought it and took it out. One time. which is how I know it will cause which is how I know it will cause damage to the window. You have no idea how hard I shop to try to find a small affordable air conditioner of sufficient cooling capacity to comfortably cool the necessary space. Never mind the added expense of having to turn to run to fans in order to circulate beer into living room. It's obvious to me that you didn't consider the difficult cooling situation in all but a very few apartments here at Tobin when I inquired about deducting the cost of that unit as a medical expense because I needed to have air conditioning and I had to replace an air conditioner which was functional, but it wouldn't fit the only tiny window available in the kitchen here. I was informed that it was too bad because everybody has to buy one that fits the window. Hardly a tenant friendly policy if your answer to my bedroom. Problem is to force me to buy one of your 14,000 BTU portable units which is way over size for one room and will cost more to operate then and correctly size unit. I'm not sure. What recourse I'll have short of having my relative cut a sleeve in the wall so that I could have a separate place for the air conditioner something that should be considered in the design and construction in this project, or having installed the double, double, double hung window instead of one single unit, or offer these ideas as a solution to the problem. I'm sure people have been installing window units in their bedrooms in this complex for 30 odd years. It's been in use, why someone's becoming aware of a fire code suddenly causes everyone to have changes beyond me as pretty much everything about this whole fiasco. One final comment your finalize policy has an error I see in item 12 it refers to the rule noted in number 12 above, above any item labeled number 12 and obvious error is that any editor should have noticed especially if this was the final draft of the intended policy.

**Chairperson Richards:** Commissioner Silver has asked that those present that would like to say something short about the air conditioning you're allowed to do so. So we'll do that. So as short and succinct as you can please over here we'll kind of go cross the room.

**Pat Sullivan (Salvo):** 198, pardon 192 apartments in salvo with only one window in their bedroom. I'm on the sixth floor, my bedroom window is not any egress. If I could reach I can't jump through it, it would be to my gap. So that's ridiculous. I don't know who we write to get this changed, but it's an absurd policy for a building that has seven floors. That's definitely not an egress. Other than that humidity in the summers up here, because you know heat is ok if it's dry like Arizona up here it's like oh my god its horrendous so whatever but please, if anybody knows where to get that stupid law changed because it's not it's not an escape its suicide.

**Chairperson Richards:** Thank you

**Commissioner Laufer:** I can barely hear that. Can somebody just restate what she said?

**Chairperson Richards:** it was about it was about the bedroom with only one window and the egress and would like the law change.

**Commissioner Laufer:** Okay, thank you.

**Heidi Sousse (Salvo):** Hi.



**Cara Leiper (Executive Director):** You see about that state your name?

**Heidi Sousse (Salvo):** Yeah I live on the six floor too and I often thought how would I get off the six floor without needing to break into my name is apartment and exit the door that is directly next to my door. That's only separated by one inch. So if there was a fire in front of my door. I still get the fire in front of her door, so I still have to jump off the building. So I was wondering if I could get a Ladder of some kind like a rope ladder

**Commissioner Silver:** Can I say this a little bit? Wait, we can't do anything about changing the law right now. So if we could confine the comments to things that we can do something about and keep them really short, I would be grateful. I appreciate your humor and we need a little levity, but you know, we can't do anything about it. Our hands are tied.

**Heidi Sousse (Salvo):** Okay.

**Sacred Elder (McDonald):** Hello can you hear me? Is this working now?

**Jack Redman:** Yes.

**Sacred Elder (McDonald):** President Association here You know, Commissioner silver, I really wanted to appreciate more, pushing back to say we need feedback, because we wanted send a letter there, which forced a policy with minimum input. The letter from our director says may 2019 meeting will also have time for in person, comment on the trail policy. So I just really want to appreciate, we've seen a rubber stamp board story. I won't say any more about it. But I want to say that I appreciate you pushing back because we received the Medal. And could have input then there is a sense of power at that table and disempowerment in this audience. The air conditioning policy,

**Commissioner Silver:** I think the thanks also goes to our chair because in the end, she was happy to do that. So

**Sacred Elder (McDonald):** minimal input period. But yeah, appreciation for that the air conditioning policy for my eye. fairly highly resembles what we had had prior to last year. So I just want to say thank you again for the draft. And for a policy from what I understand that was amended returns with some of our basic rights. Thank you much.

**Commissioner Silver:** Thank you.

**Diane Mader (Salvo):** Hi, this is Diane Mader once again Salvo house. I would like to address their air conditioning policy. And I would like to want to know why we do have to have housing with putting them in and out. But what's the purpose because a lot of us can have other people do it for us and for free.

**Commissioner Silver:** You're in salvo Diane?

**Diane Mader:** yes.

**Commissioner Silver:** Yeah. It's another one of those laws that we don't have any control over. It's a requirement. You know, I think it's I understand it's the law. Is that attorney,

**Attorney Thomas O'Conner:** I'll defer to your summary commissioner Silver.

**Unknown Person:** My understanding is that we don't have any control over that. And that's required. If so we'll double check that. But that's, again, I think it's another one of those are

**Diane Mader (Salvo):** Some tenants are under extreme financial duress.

**Commissioner Silver:** I understand that.

**Diane Mader:** So do you have a waiver?

**Commissioner Silver:** No, no, not that I'm aware of that. I'm Sorry

**Angela Santaniello (Salvo):** my understanding is that the egress issue at that building, is that if anybody is in an apartment, and there's any kind of fire or anything that they're supposed to go to the balcony if they do not have the ability to get out of the building, whether it's the stairs or any other way of leaving and that there's a at the fire department, they have a specific build up or something to be able to take get to each person on the patio. So I think that that's where the egress is and nobody puts a window. I mean, nobody puts window unit in the patio door. So that's the main egress for an apartment other than the doors of the hallway. But when I'm read the draft, whenever you were talking about the disability section of the draft, if you could clarify the little bit and you know, there are some people that don't understand what they need to do to be able to get ADA accommodation. Maybe explain it a little bit further and then like Lynn King she's really good at helping people communicate. Maybe she could help them with that maybe offer that to the residence through the resident service coordinator.

**Commissioner Silver:** Great idea! It's a complicated legal piece that basically says that when you have a certified disability that requires whatever the accommodation is that the Housing Authority is under legal obligation to provide that reasonable accommodation. It's a term of art. But it means working with you to figure out what the best way to provide the services that you need. And the Housing Authority has pledged to us that they will do that. They could take different forms. In some places, it may mean cutting a sleeve into the room and other places it may mean coming up with a portable air conditioner that is, self-what's the word self-draining You know what I mean? Maybe, that you know, basically, it basically has a hose. So it doesn't, it doesn't leak into the unit, which I understand has been a problem in the past, it could be putting a larger air conditioner in a different room that would be strong enough to cover the room. So it could be a variety of things. But in order to trigger this a tenant needs to notify the Housing Authority, that they do have a disability, they'll need to get something from their medical providers that will document that and that that the air conditioning is necessary. And then you should be able to get with the housing authority to figure out what the best route is for you to get the air conditioning that you need. So I'm happy to talk later about the legal piece of it. I expect

that attorney O'Connor is in a better shape to do that than I am but it basically is just saying it's broad. I understand it's a little broad in that paragraph. To get more specific wouldn't necessarily allow the housing authority to make an accommodation for each individual's need. So needs can be different. So we just wanted to leave it broad enough so that they can work with tenants and figure out what it would be best suited for their needs.

**Chairperson Richards:** Right. I think the long and short of it is that you know, we'll do whatever we can with the resources that we have to help.

**Commissioner Laufer:** I really like the idea of having Ms. King I think that's a great suggestion.

**Hildegard Friedman (Cahill):** at the very beginning, you're a distinguished chairperson this told me when I'm talked about air conditioning, Now were going to spend the rest of their meeting talking about this. They have a board meeting. Totally relevant to that. I have an extension cord and a free standing air conditioner that they gave me permission to put in when I moved into Forsander. now I have moved to Cahill G-68, Hildegard Friedman and if one and in that situation they put on more powerful impact free standing in their kitchen area which makes up for what is suffocating in the heat wave weather in the bedroom. I presume but I don't want to bother you with that but I need to make an extension of that request well, if you've already allowed me to put that in the type of air conditioning, the type of air conditioning you were going to put in salvo. I'm just not mentioning anything. Okay, thank you.

**Unknown Person:** Does anyone have any kind of new information or input?

**Joella Tarbutton (Salvo):** Hi, everybody. My name is Jada from Walter Salvo House. My question is, I may need some clarification. I remember I didn't get the memo. But I remember last year, you had bought these units. I think they were like \$500 for the sleeve unit. And then you said that tenants could pay you, was it \$25 extra a month to pay for it? Oh, my question is there is that not being, oh you can't tell? Okay. Well, anyway, well, I thought that that was a great idea. And I just have to tell you, you know, I'm originally from the south Texas, where its hot hundred plus these summers are just so hot that is been getting me sick. I just my heart goes out to people who are just, you know it's really affecting their health I mean I have it's just it's affecting me as well. So I would hope that that would be something that is allowed for the tenants that they can buy because what I see when I go to people's houses is a tiny little air conditioning a living room and it doesn't seem like it's enough and then I see people even putting the air conditioning and a fan so they try to blow the fan I mean it's just it would be nice if there was one big thing that was any the energy efficient and all that they could cover the area anyone know.

**Jean Anne Perrier (Tobin):** Well I said we are quiet and now we're not. The makeup at Tobin is we have a corner apartments which is I have one window most of the rest have two but that window is 22 inches wide. So when we buy from Manny's the air conditioner, we still can open the door because it's not anybody's way, but that 22 inch window egress, we're not going to get out of that. There's no way Plus we're going to head for our bay window. So we're going to head for our bedroom windows. So if somebody would come and see what decision you could make as we all have them in that kitchen window, I mean there isn't a soul. The two window people

have it and the one window people, there's 12 four times three. So if somebody could come up and see what they'll do it for us because I swear every single one of the corner people with one window has them in. So if you can come up and see what you do for us, I bought a free standing.

**Commissioner Silver:** Get in touch with the front office and then the maintenance staff try to work that out with you. Right now if we have comments directed to the policy that would be helpful.

**Roy Martin (Salvo):** First off, anyone of the board happens to grow up main street .You look right across the street from the new building, and there's that building that's there and you look up every single window up there all the way up it has window air conditioners. And if you look all over Northampton, this window air conditioners, now if this is your law, right, than How come you don't wait two weeks? For two weeks put it down to two weeks. Let us go check the law. Let us go to the Attorney General and check the law and see what the law says. When they first come up with this thing. No air conditioners in the windows. They brought in these big pitches and everything. It was New York City, Long Island, right, Long Island. An air conditioner fell out of the window hit a guy on the head. New York City a window air conditioner came out of the window and had a fire. Nothing here.

**Unknown Person:** I am going to call time on you

**Roy Martin (Salvo):** because you don't you don't want to hear

**Commissioner Jones:** real quick one, one quick comment. Yeah, that whole air conditioner policy was based on inspection for reac

**Roy martin (Salvo):** I'm not talking about that.

**Commissioner Jones:** They were upholding the law

**Roy Martin (Salvo):** right.

**Commissioner Jones:** They did the inspection.

**Chairperson Richards:** Mr. Martin can you please listen

**Commissioner Jones:** we failed the inspection. That was the start of trying to determine a policy and I'll grant you that communication wasn't the best in the world, but the intent was very good, very positive to try and do something. And if you recall, we had a past meeting where he said, look, one of the things I advocated was cutting sleeves in the walls as part of the new capital improvement plan. That's not in here. That's a long term solution. We're trying to formulate a policy right now. For short term.

**Roy Martin (Salvo):** With Salvo we have sleeves

**Commissioner Jones:** Yes, you do

**Chairperson Richards:** I'm going to take one more comment, and then we actually have somebody from the planning office. And I'll probably go out of order so that we can continue this discussion after she leaves. One more comment.

**Pat Sullivan:** Disability Proof in file. Need new?

**Commissioner Silver:** possibly is the answer. And the reason is that your disability may have nothing to do with a need for an air conditioner. So if what will have to be shown to get a reasonable accommodation is that you need air conditioning because of the disability. So it may be related to that. I was I would just like to ask. I think jack is probably the person that is one of the comments that we got was the question regarding assistance from getting the air conditioners up and down, you know, which is storage if the person has storage, is that something that we can ask maintenance to do to help with that?

**Cara Leiper (Executive Director):** Actually, that would be me and yes, we can.

**Commissioner Silver:** Good. Okay. So we'll put that friendly amendment on the policy. Okay. So if that's okay, then we'll proceed.

**Chairperson Richards:** And then after we hear from Ms. Niche, what we'll do is hear some of the board comments that we've received some from the boards. I don't see her. Where is she?

**Cara Leiper (Executive Director):** She's standing behind

**Chairperson Richards:** Hi.

**Jack Redman:** Marilyn, she should do a motion to go out of order.

**Chairperson Richards:** Thank you.

**Chairperson Richards:** Can I have a motion to go on order? Please? Salute? Do I have a second? All in favor? Welcome

**City Planner:** Thank you, I am Carolyn Niche for this city of Northampton planning and sustainability, and I really appreciate you sort of jumping around the agenda. I know you've got a full agenda ahead of you and really important issues to discuss. So I'm the one item that I was here for, to answer questions. And I think the board was going to take a vote, a vote on an acquisition of a little strip of land from the Housing Authority. So we're right here in McDonald house, the parking lot, south parking lot over here, and there's a little strip of land that Housing Authority owns here, the city has Would like you acquire to help with the renovation of the parking lot and create and slide the bike path is currently running along the edge of the parking lot and adjusted down a little bit further south and on and continue on sorry to under the overpass and it goes towards the field. So we've been in discussion with the Housing Authority about this acquisition. And I'm I know there are some concerns about potential tree clearing that would happen in this area mostly off the property not really so much in the property

the city would acquire for the housing authority but actually on the city Property Plus private property owners over here and that clear it will be required for the construction of additional parking as well as the bike path construction. Parking from McDonalds Nothing would change with the McDonald House parking lot at all this entrance would still be on this side. And nothing is really nothing at all was proposed was this parking lot here.

**Commissioner Brooks:** How many of our trees that boarder your land and the city land? I believe there are two locusts trees that would come down

**Commissioner Brooks:** the oaks or not.

**City Planner:** I don't know many oaks out there. There are some other trees that are on city owned property already. And then also a private property that will come down.

**Pat Sullivan (Salvo):** How Much time? If you're talking about rerouting the bike path itself. How long is it going to be ripped up to it's unusable?

**City Planner:** That's a good question. We were in it just approving and that finalizing the design. Now, we haven't gone out to bid for construction, we have no idea when that would happen. But it's part of the whole rebuilding of this parking lot. And there would be a detour or that so that the bike path wouldn't be cut off during construction that would likely be detours and different phasing of that construction. Construction is also going to include the installation of solar panels above the parking spaces. So it's a very different phases of the project.

**Chairperson Richards:** Okay, I'm sorry, but I'd like to take questions from the board.

**Commissioner Silver:** How many parking spaces would that make? **City Planner:** I believe this city would be adding 44 parking spaces, this area will not be any parking. This will be for bike path. So the parking is really going to be added along this area, it's going to be pushed down a little bit can reconfigure the entire launch, so it's more efficient. So the additional parking is really going to be up here and the bike path will have bought the property line.

**Commissioner Silver:** So the additional parking is land that already belongs to the city.

**Commissioner Silver:** Yes. Because that's going to happen regardless. Yeah, six, well, we will do redo the parking lot regardless. But to make it most efficient, we need to shift the bike path down.

**Chairperson Richards:** So I'm a little confused about how many of trees are going to be removed, because I know we've heard loud and clear from the residents that they do not want to lose the trees

**City Planner:** right. So I think there are two trees that are currently on in this vicinity. It will be coming down there. There are other trees that the city their black locust, then their roots are pulling up the right path now anyway, you can see the root. Those will be coming down anyway. I, the other piece of it is part of this we have \$19,000 on the table for the acquisition that could

be used to replant, it can be used for whatever the Housing Authority wants to use that money for. So it could be a city can either plant with those funds and give the remaining to the authority housing authority for the Housing Authority could make a determination about where it wants planting

**Commissioner Jones:** Are there any existing trees right now they're going to survive

**City Planner:** Not in this area. Yeah.

**Chairperson Richards:** And you're saying that most of those trees we don't have control over

**City Planner:** right

**Chairperson Richards:** Any other questions for the board?

**Commissioner Silver:** Not right now but I'm sure we will be after we hear some comments from people who live here

**Jack Redman:** Do you mind just giving her the mic?

**Jude Sydney (McDonald):** Instead of destroying our neighborhood and ruining our trees. Why don't you use that empty parking lot where you dump Snow all winter long on king street, buy two golf carts and shuttle people to it I'm not kidding. shuttle people to Main Street. Do you know how much construction is going to go on and all the noise and the dust in the air for years?

**Chairperson Richards:** Okay, the real issue is here. Do we want to essentially turn over our land to the city or not.

**Sacred Elder (McDonald):** Thank you, Sacred Elder again, our tenant association and good number of people, everyone from whom I've heard lives in the McDonald House. We have unanimous may on taking any of our land any of our trees. In addition, for decades, we have an active gardens in region that the city is proposing to buy this land from the Housing Authority. Yet, it's out we've been stewards of this land. The last decade, we laid out 65 gallons of medicine for one parking space three or so. Remains there's almost no price that really will take innovative sense replace how we're going to feel and provide medicine.

**Chairperson Richards:** Thank you. Thank you for your feedback. Does the board feel like they have enough information at this point to take a vote?

**Commissioner Silver:** I guess I'm still a little bit confused sorry. It's not clear to me if the board votes this down. The city is still going be taking down trees, right?

**City Planner:** Yes.

**Commissioner Silver:** Are there any additional trees the city would take down if the board approved this that they wouldn't otherwise be able to take down?

**City Planner:** I, I think I understand your question. I think there are two trees.

**Commissioner Silver:** Those are locust.

**City Planner:** But they're up here, I think and I don't know where the gardens are exactly. But maybe here is not, you know, right now there's no gardening happening in this area that I know of. Yeah, that would be fine. I think that the area through here is where the path would go. I don't know if there are any trees there.

**Chairperson Richards:** Anybody else on the board have other questions or do we feel like we have the information to take a vote?

**Commissioner Silver:** I have one sorry. If we voted no, how much would that impede the city's attempt to do what it needs to do?

**City Planner:** I mean, it would we obviously need to make combination for the bike path it would. We're trying to this, this ever since the Roundhouse Plaza was dug up for removal of the contamination from the coal tar. there's just been sort of a single course of pavement there. The parking lot was not refinished as we needed. We knew that we had to redesign after destruction. So we have to do something in the lot. The we're trying to maximize the number of spaces because of the demand for parking downtown and I think it will affect I mean, we've had an engineer looking at this for over a year to figure out, the best way to use the site I think without that then that that would be we would just snake along here we probably shift it up. There will still be tree removal. We're going to have to trust you guys to do it. I don't know the answer of what that would be um I think it would affect number of spaces, and we would just have to go another way.

**Chairperson Richards:** We need to hear the wishes of the board. Do you want to move this forward, or

**Commissioner Brooks:** I'm ready to go.

**Commissioner Jones:** I think I know enough

**Chairperson Richards:** Mr. Brooks

**Commissioner Brooks:** I know enough.

**Commissioner Commissioner Laufer:** I'm ready to vote.

**Commissioner Brooks:** All right, all those. The motion is Just want to make sure I'm reading that correctly.

**Commissioner Silver:** Can I just ask one thing? Have we heard from the executive director? About how she looks at this.



**Chairperson Richards:** This came before the board.

**Commissioner Silver:** I don't need the background. I know your position.

**Chairperson Richards:** Yes, I already addressed at a prior meeting.

**Commissioner Silver:** Which was what, remind me.

**Chairperson Richards:** the last April board meeting or March I'm not sure.

**Commissioner Silver:** But is there a bottom line opinion about this?

**Chairperson Richards:** Well, I guess we each have our own.

**Commissioner Silver:** I was just inquiring about the executive director on behalf of the different direction

**Cara Leiper (Executive Director):** I have to defer to the residents the residents don't want to give that land up, although I understand the city's position as well. So we sent out a memo to the residents asking for their input, I provided the board with the letters that came back at the last board meeting with the residents on information and request from the tenant association. And so we did the same again and sent a memo out and I just bring it before you for you and I will follow whatever the Board's decision is here tonight.

**Chairperson Richards:** I feel like that we've heard from the tenants. I haven't heard anybody you know to give it Clamoring. somebody want to put forth a motion.

**Commissioner Jones:** So I guess it doesn't matter how we phrase it, but I'll just I'll just say my move. If we agree to sell the land to the city as requested

**Chairperson Richards:** any further need a second for that motion.

**Commissioner Brooks:** I'll second

**Chairperson Richards:** All those in favor so this would be in favor of giving the land to the city. All those in favor, all those opposed

**Vice Chair Brooks:** I

**Commissioner Laufer:** I

**Cara Leiper (Executive Director):** wait. All those opposed

**Chairperson Richards:** opposed to giving the land to the city

**Cara Leiper (Executive Director):** Who?

**Chairperson Richards:** everyone, unanimous

**Commissioner Laufer:** I'm opposed

**Commissioner Jones:** could I could I add chairperson Richards perhaps we should send another letter back to the city because where it appears from what we heard tonight that they can basically chop trees down at will. And I still think that even though they have apparently have a legal ability to do that, I think we should still challenge the city to do the right thing, give these people as much shade as they can get.

**Chairperson Richards:** I think we can certainly do that. Thank you

**City Planner:** I know you just made a vote but I think what was presented was that there would be money for replanting and some of these trees are decaying anyway, so having new trees will help in that regard. we will still be cutting trees on the city side for replanting and potentially replaced with new trees.

**Unknown Person:** I appreciate your comments on that. And that's great. But the reality is that you're asking us to have everything cut down and then plant new trees. pretty much everybody in this world will not be around to enjoy when they get to a regular full size.

**Chairperson Richards:** Any other comments from the board? Thank you so much.

**City Planner:** Thanks, for hearing me out

**Chairperson Richards:** Okay, we'll go back to the air conditioner policy, at this particular point, the board has sent in their comments I'd like to talk about some of those. Commissioner Brooks you had comments

**Vice Chair Brooks:** I had comments about the extension cord I was a senior safety officer for great volume of extremely flammable material So I just I measure the distance from my windows to the outlet for an air conditioner and it was 18 inches and the living room 22 inches to the sleeve. So I think that most air conditioner have a cord on them of that is that length. You really don't need an extension cords they are often dangerous.

**Unknown Board Member:** um, you brought up..

**Commissioner Silver:** Can I just address the extension cord piece so that we can finalize that with, and I appreciate the safety concerns here. And I and I know that the Housing Authority shares that with you. What we do say is that if it's needed, and that's, you know, I can even capital with you if we need to, but if it's needed, it must be heavy duty and as short as possible to meet the need. Because I was concerned that there may be some air conditioners, where there isn't an outlet to meet the cord and the cord to work, so that it might be a need in order to avail

themselves of the use of air conditioner, but that it has to be as short as possible. You know, we could reduce the no longer than advance if you think that would be helpful.

**Commissioner Brooks:** That was the only reason I brought this up, was safety.

**Chairperson Richards:** Okay, I have to weigh in on this too. I worked at a hospital, and we are accredited by the Joint Commission, so I have to say, of healthcare organizations. And if they see an extension cord, we fail.

**Commissioner Silver:** Well, no, I hear that the problem is if there's some people who's who can't reach, you know, if the cord isn't long enough, then there has to be some. What you want to have is something in the policy that will ensure that whatever extension is needed is going to meet certain requirements. So it's heavy duty. I can't say I can't see saying you may not have an air conditioner if the cord is too short to meet an outlet because if there isn't an outlet within the length of the cord that, then you know, that would effectively mean you can't have an air conditioner. I don't think that's reasonable.

**Chairperson Richards:** or unless you put in a new outlet.

**Commissioner Silver:** Ell then, maintenance would have to do that

**Chairperson Richards:** or a freestanding unit.

**Commissioner Silver:** Well, let me let me then ask the Housing Authority, would you rather have no extension cords allowed and have maintenance put a new electrical units outlets? Or would you rather have a limit on the length of the extension cord?

**Cara Leiper (Executive Director):** I think that the extension cord piece shouldn't be there because we would also get hit on it in an inspection in addition to that, I don't think that it should be in there, that maintenance will install an electrical outlet. That's not they sell air conditioners that have ports at varying lengths. And if the resident needs some kind of reasonable accommodation that we need to work around, we can do that. And I think that's covered in number 12. Under the reasonable accommodation portion.

**Commissioner Silver:** I would disagree with that because the reasonable accommodation refers to somebody with a disability that needs air conditioning, not an extension cord, and there may be people who have air conditioners that wouldn't fit in the outlet. So I am not inclined  
Commissioner Laufer, I'd love to hear you weigh in on this too

**Commissioner Lauper:** I don't think it's unfair to ask people to buy, essentially what you're saying is that if their air conditioner, does not reach their outlet and they would have to buy a new air conditioner instead of using an extension cord? And I don't think that's fair. Right?

**Commissioner Silver:** I agree with that. So, I mean, we can probably reduce the length of the, of the extension cord. But you know, again, tenants are on notice that it needs to be as short as possible and we're going to trust tenants and assume that they're in adults. They're all adults and

can understand this policy and why it's in their best interest to have the shortest extension cord. You know, I'm willing to take out the no longer than 72 inches in length, but if we do that, then it's left as short as possible so it could be longer than 72 inches. You know, I thought we thought. We thought it was better to have some limit. So, you know,

**Commissioner Laufer:** we could, we could say that, because it's part of the policy, we said that maintenance and installing for the safety of the residents. So if, you know, we said something like the maintenance will ensure that the safety cord was, you know, I don't know pushed up against the wall or something like that. But I don't think having them not have any extension cord is fair.

**Commissioner Silver:** Would maintenance be willing to do that just to you know, if there is an extension cord to tape it to an out of the way place like against the wall,

**Cara Leiper (Executive Director):** the maintenance department will do whatever the board instructs as the policy, however, that will still fail you when inspection. Even if it's taped,

**Commissioner Silver:** you know, the fact what I'm looking at when we did this was the policies that you provided us from several other housing authorities that all that extension cords in them. That's where we got this from.

**Commissioner Laufer:** Right

**Cara Leiper (Executive Director):** I do realize that and we talked about that at the meeting. You're correct, in that when Jack and I put those together and we pulled from many other Housing Authority's didn't realize that it had the 72 inch or the extension cord, we're just trying to get something to the table. So we have a draft to work with.

**Commissioner Silver:** There were three policies you gave us and I went and got three others and they all have the extension cord provision, and they all do uniformly

**Cara Leiper (Executive Director):** with all due respect, how is that pertinent? We will do whatever it is that board would like us to do, whatever it is that the policy says my staff will enforce it as I would enforce the policy, which will be whatever it is, you guys decide upon.

**Commissioner Silver:** Okay, well, that's good to hear. So, Commissioner Laufer, what do you think about shortening no longer than two, maybe 36 inches and then add a provision about you know, maintenance, taping it down.

**Commissioner Laufer:** Yeah, that's fine.

**Commissioner Silver:** I'm just not sure that's safety taping down is worse than that.

**Chairperson Richards:** Okay. All right.

**Vice Chair Brooks:** You know I've seen people take an extension cord from wall socket 52 inches away and put a rug over it. Yes. Tape it down. You still have a tripping hazard you also have the fact that you're hiding the cord itself and any fraying of the cord a fire hazard. Cord itself are just not good.

**Chairperson Richards:** Commissioner Jones Do you have an opinion on this?

**Commissioner Jones:** I like the shortening of the cord to 60 3 feet instead the other examples have extension cords that I would agree.

**Commissioner Silver:** are there is there such a thing as a three foot extension cord? There's okay all right well why don't we just change it to that I know it's not what you want but I think it's the fair thing and then before will also add this other upon request maintenance will assist tenants and carrying the air conditioners up and down to storage if necessary.

**Vice Chair Brooks:** Yes, I also have two other's.

I wanted to change the period from mid-April to mid-October it does stay warm with the first two months of October usually, although last year it stayed until November

**Commissioner Silver:** So is there anything in the leases? Maybe Attorney O'Conner can help with this is there something in the lease that says October 1, because I thought there might be.

**Attorney O'Conner:** There is an addendum as a reference to being removed by October 1

**Commissioner Silver:** in what

**Attorney O'Conner:** the addendum

**Commissioner Silver:** So it's a lease provision

**Attorney O'Conner:** I'm pretty certain of that yes.

**Commissioner Silver:** Okay. So I think we can I don't think we can go outside that  
Can I come back to the increasing the amount

**Commissioner Brooks:** Yeah.

**Commissioner Silver:** Commissioner Laufer we had to but you know, my feeling is I don't think it's reasonable to charge more than the \$5 the Housing Authority itself requested being two maintenance people that do this work, so we added that for their request, but I don't think it's reasonable to add somebody and then charge the tenants for that, Commissioner Laufer, please weigh in. If you feel differently

**Commissioner Laufer:** given the sensitivity of the policy itself I don't think raising the price of the Installation is more or less what local market is going for, you know, a good idea whatever we can and accommodating to the residents. And even keeping the fee is for the residents to have

some agency, the installation and having the air conditioners taken out, you know, if you're paying, that means that you're having an agreement with the housing to come when they say that they're going to come and I think you know, I think I would rather just keep it the \$5 for now.

**Chairperson Richards:** I just want to say it's \$5 for each air conditioner.

**Cara Leiper (Executive Director):** also back to the extension cord thing. They could have a reasonable accommodation to have a longer one if you guys decide for the shorter one, and they need something longer they can run it through.

**Commissioner Silver:** Okay, then I can add, we could add something like if a tenant needs more than 36 inches. The housing authority will work with them or something to that effect. Does that work

**Commissioner Laufer:** right? yes she's right. The housing authority will work with them to provide a reasonable accommodation.

**Chairperson Richards:** Jim? Anything else?

**Chairperson Richards:** The only other thing I had was within three business days, I can keep I think if it's going to be in a policy. Then we really by law have to abide by it and I don't know, that may be unreasonable at some point. So we could make that up with a little more flexibility.

**Commissioner Silver:** Well, it says show us their best efforts. And the 72 hours was the request of the housing authority. So right before that, it says best effort. So there's a little effort.

**Chairperson Richards:** Yeah, yeah. Okay.

**Commissioner Silver:** There's a little wiggle room there. But we wanted something. And I give credit to the housing authority for suggesting this to make sure that tenants you know, I have some assurance that this is going to happen within that period of time.

**Chairperson Richards:** Any other comments?

**Cara Leiper (Executive Director):** I have on Number, on Number 4 Elizabeth it says 15 a. month for June, July and August and \$10 a month for September. The actual lease says it's \$10 for every month thereafter. So indications in September and it also says for each unit use. I have the verbiage from the lease if you'd like me to read it to you. and I know we had talked about it. I wasn't sure if it was, if you changed your mind didn't want it to be in there at all or if you just didn't see it.

**Commissioner Silver:** we have the removal date by October 1, so I didn't see any need to go beyond September.

**Cara Leiper (Executive Director):** No, it doesn't say while it's in there. It says that at the Joseph McDonald house only residents must pay for electricity use for each conditioning unit at the rate of \$15 per month, June, July and August and \$10 per month for all other months. That's the rest of the year.

**Commissioner Laufer:** So we just need to state if the air conditioner is still in the window.

**Cara Leiper (Executive Director):** um no, that's not what the lease says.

**Chairperson Richards:** The lease says if you have air conditioner you pay \$10 a month with the exception of June, July and August which is where you pay \$15

**Commissioner Silver:** Okay, well then the only other month we'd have to add is May because if they can be going in from May 1st and have to be out by October 1 finishes May

**Cara Leiper (Executive Director):** No, it has to be all year long because we pay for it. That's all twelve months.

**Chairperson Richards:** I think it says all months.

**Commissioner Brooks:** That's how I read it.

**Commissioner Silver:** can you read that section again?

**Cara Leiper (Executive Director):** Yes, the lease says "at the Joseph McDonald house only residents must pay for their electricity for the electricity used for each air conditioning unit at the rate of \$15 a month during June, July and August and \$10 per month for all others months of budgetary, a budget and maybe arrangement management". I don't interpret that and I have to look at that but I don't interpret that as every month even if there's no air conditioner in the unit. I interpret that as any month that air conditioning is being used doesn't make sense to me to be charging January for air conditioning

**Chairperson Richards:** I sort of interpret it, you're paying sort of a certain amount, and spreading it over makes it easier for people to, to afford.

**Commissioner Silver:** That's not how I interpret it. And that's and when I was representing tenants to get food stamps and the standard utility allowance, they were only paying \$15 a month for the summer months, they were paying \$10 through the year. As far as I know,

**Chairperson Richards:** What are people paying now we

**Cara Leiper (Executive Director):** we have even been charging them the full \$15 because we want to wait until there's a policy in place.

**Chairperson Richards:** So they haven't been paying anything

**Cara Leiper (Executive Director):** So no, they they've been paying the \$15 they have been being charged the \$10 we're not processing the next step because they're not paying it we're not bringing legal action because they're not paying it. That's not something.

**Commissioner Silver:** I have to look at this. I mean, I don't I mean.

**Vice Chair Brooks:** you know, I was paying \$10

**Commissioner Silver:** so you were paying \$10 for every month

Vice Chair Brooks: Yeah. My air conditioner is a sleeve.

**Attorney O'Conner::** if I may wait in, it might be worthwhile to consider just quoting the lease. So your policy dovetails perfectly with the lease. And however you interpret the least, at least it's going to be interpreted the same way as policy. So there'll be no confusion between what the lease says and what the policy says. So it may be worth literally putting quotes around the section in the policy for the McDonald House lease or just quote the language from the lease.

**Commissioner Silver:** Well, since we would really love to take a vote on this tonight so we can get this policy in motion. Can I see a lease that has that language?

**Cara Leiper (Executive Director):** Well this is the language taken right out of the lease, verbatim. If you want me to get one it will say exactly that.

**Jack Redman:** I can get it

**Commissioner Silver:** The McDonald's house lease says at the Joseph McDonald house only?

**Chairperson Richards:** Yes.

**Cara Leiper (Executive Director):** He's going to go get you a copy. See if we have one in there. I don't know if we have a blank one.

**Commissioner Silver:** Okay.

**Commissioner Silver:** Are there other comments in the meantime?

**Commissioner Silver:** Okay, can we put this to a vote with these um..

**Chairperson Richards:** I just want to make sure that we're getting the right language. That's in the lease because I would ask you to make the motion with the changes and that needs to be in the minutes So that were approving the right thing

**Cara Leiper (Executive Director):** I just had a quick question on your draft. Thanks, Jeff. Appreciate it. Its right here I wanted to recommend that since this is your actual policy, maybe you take your first two paragraphs and you put them as a memo on top of the policy instead of having it be part of the policy. And then have it be on letterhead and formatted. You know to be consistent like the other policies that the Housing Authority has in the same font that kind of thing and if somebody were to once you decide what it is give it to us in a word document and put it on letter head So it can be put in the book.



**Chairperson Richards:** Yeah, I was going to say, where does this go? And I would assume it would go into a policy manual. So that that makes perfect sense to me in the memo, put it out again, but they will could always be changed or whatever, but the policy is the policy, but the memo can go with it.

**Commissioner Silver:** Emily, what do you think about that?

**Commissioner Laufer:** Um, sorry I was just

**Commissioner Silver:** But can you hear the request was to remove it the first two paragraphs and make the policy?

**Commissioner Laufer:** Yeah um sorry I was just

**Chairperson Richards:** No, not to remove it to just put a memo form to with the policy and have the policy be like every other policy of the housing authority

**Cara Leiper (Executive Director):** like a cover letter, when we, when we give it to new move-ins or residence or at any particular time it goes on top like it's the cover letter to the policy.

**Commissioner Laufer:** Right

**Chairperson Richards:** Is this does I mean you know, it isn't formatted like, like a regular policy.

**Vice Chair Brook:** That's really cool idea.

**Commissioner Laufer:** I think its fine as a cover letter, I'm looking at it. And I'm not seeing anything. But as long as they always go hand in hand, because I think the first two paragraph are important in knowing that there was a lot of thought that went into this policy.

**Cara Leiper (Executive Director):** I agree.

**Chairperson Richards:** Yeah Emily I agree.

**Commissioner Silver:** I can live with that rationale as long as it does go hand in hand. But you know, it was an important part and component for us, for Commissioner Laufer and me when we do this, because we wanted to set the tone of how we wanted to approach this.

**Chairperson Richards:** Well, the other thing is, I think it's a nice message to residents. Okay, get a lot of thought was put into this. And, you know, we thank you. Thank you both for that. So, I agree that they should go absolutely hand in hand.

**Cara Leiper (Executive Director):** When we move this up. If once it's put into the, you know, font and format and stuff. I think we might be able to do like the intro memo on one side of the

page and the actual policy on the other side. So it's still kind of one page. It's just a little bit separated.

**Commissioner Laufer:** That's fine

**Chairperson Richards:** that sounds good.

**Cara Leiper (Executive Director):** Okay, and then what was the answer on the monthly amount?

**Commissioner Silver:** I'll use the language?

**Cara Leiper (Executive Director):** And then on number 12 I just don't want you to have a typo

**Commissioner Silver:** yeah I already.

**Cara Leiper (Executive Director):** Fixed that okay, and then you want me to put it on letterhead?

**Commissioner Silver:** What do you usually do?

**Cara Leiper (Executive Director):** We would usually put it on letterhead in a word format

**Commissioner Silver:** Ok, Yeah, that's fine. I will get this to you. Ok

**Commissioner Laufer:** Elizabeth for, I'm sorry I just missed you said you're going to use the language from the lease.

**Commissioner Silver:** and the lease, it was exactly as Cara said at the very bizarre language to go to a tenant at the Joseph McDonald house, because nobody else is going to be reading this but it says at the Joseph McDonald house only residents must pay for the electricity use for each air conditioning unit at the rate of \$15 per month, during June, July and August and electricity and electricity for each, I'm sorry, and \$10 for per month for all other months. I do want to look into that a little bit more as to what those other ones that are, but that's what it says. So I'll just use that language and then you know, we can battle that out later if we need to.

**Commissioner Laufer:** yeah.

**Chairperson Richards:** But we have to change the lease too, right?

**Elizabeth:** No, we're not we can't we can't change the lease

**Chairperson Richards:** that's what I'm saying. Right.

**Elizabeth:** So here are the amendments. I would consider Commissioner Laufer Stop me if you if you have any problems with any of this but under number three

**Chairperson Richards:** excuse me, are you making the motion now?

**Commissioner Silver:** Well, let me let me make the minutes and then somebody can make a motion as a whole or however procedurally you want to do this. tenants who use the maintenance staff will pay the Housing Authority \$5 for the installation, \$5 for the removal of each of each air conditioner. How about that?

**Commissioner Laufer:** Yeah. I like that.

**Commissioner Silver:** All right. And then I'll change number four to comport with the language of the lease. And then we're changing number seven so that an extension cord shall be no longer than 36 inches in length. If a tenant needs more than 36 inches to reach an outlet, the housing authority will work with them to provide a reasonable accommodation.

**Commissioner Laufer:** Yeah.

**Commissioner Silver:** And then let's see number 12. is the only it's the correcting the typo it says notwithstanding the rule noted in number 11 above it should read and then number 13. is upon request make this is an additional sentence upon request maintenance will assist tenants in carrying air conditioners up and down to storage as necessary.

**Commissioner Laufer:** yeah

**Commissioner Silver:** I think that does it.

**Chairperson Richards:** Okay, so we'll need a formal motion to approve

**Vice Chair Brooks:** I'll make a motion to accept the air condition policy as amended.

**Chairperson Richards:** Do I hear a second.

**Commissioner Laufer:** I second that.

**Commissioner Silver** Is that Emily (Commissioner Laufer)

**Unknown board member:** Yeah Commissioner Laufer, and that it will be put in policy format with a cover memo all in favor

**Several board members:** I

**Unknown board member:** Any opposed, unanimous

**Commissioner Silver:** I just won 50 cents. I had a little bet. I bet that the commission tonight would pass the air conditioning policy and I won. Thank you I'll split it with you guys.

**Commissioner Silver:** Thank you. Thank you. Thank you.

**Cara Leiper (Executive Director):** We hoped that you took that in humor.

**Elizabeth:** And I do I want to thank Jack and Cara, working with us. They they've been really cooperative. And I think we've got a good policy and it's in writing and it's applicable across all the complexes and everybody knows what's going on. So thank you to the both of you. And thank you to the maintenance staff. I know this is not, you know, the top priority or your way in their lives, but they'll work with you and you'll know who's going in and out your apartments. Unknown board member: Thank you again. Great to have one, a policy, finally. Okay, continuing on a motion to approve the work order for fish number 214109 for salvos stove replacement

**Cara Leiper (Executive Director):** yes, this is second phase of the salvo, sorry, the stove replacements at the salvo house is budgeted on our capital plan and funded by DHCD also upgrades the GFI's and or I call them breakers. The first go round was January 2016. And it was \$98,625. We replaced, sorry,

**Cara Leiper (Executive Director):** So, the first time was 130 of 16. And it was \$98,625 dollars. We replaced second third floor and around five on the first floor. The second time we've been awarded \$100,000 will do as many as we possibly can based on the bids that come in. And I just need your approval and votes to sign off on the work order for the services. signature page for the DHCD.

**Chairperson Richards:** Motion to approve?

**Commissioner Silver:** Motion to Approve.

**Commissioner Brooks:** Second

**Chairperson Richards:** all in favor.

**Chairperson Richards:** Any opposed. Emily? did we get your vote?

**Cara Leiper (Executive Director):** Emily? (Commissioner Laufer)

**Commissioner Laufer:** Sorry, Sorry, I was like scrambling to unmute it. I don't oppose.

**Chairperson Richards:** Thank you, next on the agenda. for spring cleanup motion. We will need a motion to approve

**Cara Leiper (Executive Director):** So the spring cleanup of all the properties including leaf removal. We solicited 11 vendors for bidding and we only got back 2 and so the two bidders were beyond LLC and spring valley landscaping and \$8,601 is the cost that has come in as the low bid

**Commissioner Silver:** but that's didn't include Florence Heights and Hampshire Heights but it's not all your spring cleanup

**Jack Redman:** Spring Valley spring,

**Cara Leiper (Executive Director):** Spring Valley.

**Elizabeth:** Is there some reason that beyond LLC didn't include Florence and Hampshire heights?

**Jack Redman:** too large.

**Cara Leiper (Executive Director):** They were too big for them.

**Commissioner Silver:** Also, they rejected it they rejected those two properties.

**Cara Leiper (Executive Director):** They said that they would do it but without those two properties.

**Elizabeth:** So we only have that one bid for all of them.

**Cara Leiper (Executive Director):** Correct.

**Cindy Tobin (Forsander):** They did a very good job.

**Commissioner Silver:** Oh Good to Hear

**Commissioner Silver:** I motion to approve. This is Spring Valley that I'm

**Commissioner:** right yes. Okay.

**Commissioner Brooks:** Second

**Chairperson Richards:** All in favor? I, Any opposed? Pass this unanimously

**Commissioner Silver:** We're breezing right through this.

**Chairperson Richards:** A motion to approve a lease agreement for ....

**Cara Leiper (Executive Director):** Oh no, you we need a low bid on the parking lot cleanup.

**Unknown Board Member:** Oh, sorry. skipped that one. Okay yeah low bid parking lot.

**Cara Leiper (Executive Director):** So following the spring cleaning once contract out for the parking lots to be swept and cleaned up. We solicited eight vendors and got two back one from J&R sweeping and then Mohawk companies. And low bidder was Mohawk companies at \$6,960.

**Chairperson Richards:** Motion to approve?

**Commissioner Silver:** Motion to approve.

**Commissioner Silver:** Second

**Chairperson Richards:** All in favor.

**Commissioner Laufer:** I

**Chairperson Richards:** It's unanimous, moving right along, you go to the printer copiers.

**Cara Leiper (Executive Director):** So currently, currently, we conducted a copier analysis and our third copiers on a month to month contract. Each year we've had an increasing expense on the machines based upon the amount of copies that we make and the amount of prints we do. Our projection for the remaining 12 months of the calendar year is \$11,648 vs. our 2018 plus \$8,138. New copier contracts would be \$7,944 and will be an estimated savings of \$3,700. The state operational services division is part of the Statewide Contracts for procurement process. And so we wouldn't have to go through all the procurement for other vendors.

**Commissioner Siler:** So the different copiers for different complexes and why, why are they different than they look like the three for Cahill, Forsander and Tobin are the same. And then there's a different one for Salvo is this size?

**Cara Leiper (Executive Director):** So these, right, the model is in that first column. The Cahill, Forsander and Tobin and Florence are very, very small units. Because the volume isn't that big. I guess I should probably say to you that I'll be sharing something with my executive director report that we have heard what the board has said we've heard what the residents have said about wanting more presence at the properties and so I'm working towards getting offices set up at the properties and having them manned three, to five days a week so this will also although it's savings for us of over \$3,000, it also helps me to be able to do that. That's what these individual small little printers would be for.

**Commissioner Silver:** So is that the timing, it'll be coordinated to have somebody staffing at the same time as the printers are coming in.

**Cara Leiper (Executive Director):** Yeah, they will be taken right to the property when they come in here once we have the offices. We're working on that now.

**Commissioner Silver:** Okay. But the question was, is the staffing from here at the complexes going to happen at the same time as the printers going?

**Cara Leiper (Executive Director):** Well, I don't necessarily know I haven't worked out all the final details on it. But I'm certain residents and the certain employees will be at certain properties. It's not going to be where one employees slated for this property five days a week. So it's, it's at the community so that if copies need to be made for recertification's, or any of those things, right there, they're not having to come, Have the inconvenience of coming all the way

over here get a copy of their social security or, you know, their bank statement or something along those lines?

**Commissioner Silver:** And where would where would these? Where would they go? So they go into community rooms.

**Cara Leiper (Executive Director):** No, right now we're in the process of making offices at the properties so that we can have, they can take their laptop to the property, plug it in, work with the residents take any for work orders, that come in they'll actually have a presence at the property. The phones for that property will go right to the property instead of coming here. You know, I've heard about the communication issues, the phone issues, and I've been working through this with the staff for quite some time. We're just trying to work out the final details of it. We've already started cleaning out rooms that had no use for years to put a satellite office.

**Commissioner Silver:** Sounds like a great idea. Do you have any sense of when this will get implemented and start getting into place?

**Cara Leiper (Executive Director):** Well I needs you guys to approve a couple things at this meeting. We've already put a lot of it together. I've met briefly with the staff I will probably meet with them again, later this week and start, we're going to start rolling it out, we've got to do some testing because although it's going to be a huge change not only for staff but for residents to and when we roll it out 100% certain that there'll be many things that we'll have to fine tune and tweak to get it to work well. But my goal is to have people at the properties. Management will be at the properties middle level employees will be at the properties and I my long term goal is for five days a week to some have somebody manning the properties. But we're going to start out slow I think like three just to...

**Commissioner Silver:** sounds like a great idea.

**Cara Leiper (Executive Director):** I'm going to get a little bit, I have those sometimes I think. That's why you see more copiers on the list that's on the right rather than just the ones for S8, finance, front office.

**Commissioner Silver:** Well. With that said, we'd accept Motion to Approve.

**Chairperson Richards:** *Second*

**Chairperson Richards:** All in favor?

**Maria Walton:** Who's second?

**Chairperson Richards:** All in favor. All in favor?

**Maria Walton:** Who's second?

**Chairperson Richards:** Are there any opposed? Okay, next motion is for the sole source contract with file vision.

**Cara Leiper (Executive Director):** That's right.

**Commissioner Silver:** Scanner

**Cara Leiper (Executive Director):** Yes.

**Cara Leiper (Executive Director):** Yeah, kind of kind of, I'm going to get to the next. The next two things are very, very exciting. So kind of have to put them both before you but they go hand in hand try to be patient with me. Did you find it?

**Commissioner Silver:** I found a very lovely little photo graph of a scanner.

**Commissioner Silver:** Lovely

**Cara Leiper (Executive Director):** we're looking to scan many of the large files that we have at McDonald House making access and making access easier saving space with our commitment and the board's commitment to going green. Each year we generate 100 plus new piece of paper for each of our 1400 residents. And section eight voucher holders the files become cumbersome. They currently have between five and 700 pages on average. And the residents who have been housed with us for longer have even larger files our copiers and desktop scanners cannot stand that kind of volume. Part of what we're going to talk about in a minute with are going green is that they won't need paper anymore. Right now you have since 1946 files over at what Mr. Hite used to call the morgue it reminds me of a morgue because it's got a ton of stuff in it, that would all just kind of go away now. So in order to handle that kind of volume, we would need to purchase this refurbished machine, purchase the, it's on the state contracts. It's the same company for the copiers. And so with at least the scanner \$415 a month for a 36 month lease, or we could do a rental for 250 a month for just six months.

**Commissioner Silver:** I'm sorry. Where are we?

**Cara Leiper (Executive Director):** Were looking just at this

**Commissioner Silver:** Where is it in this packet? I've got 1,2,3,4,5,6 different things. That I have to in and out of each time and so I'm not sure

**Cara Leiper (Executive Director):** So if you go into the folder and you open this one right here. This page, It's an email

**Commissioner Silver:** If you have it in this packet than I would love to see it

**Jack Redman:** it's in the folder I don't think she has it Cara

**Cara Leiper (Executive Director):** She doesn't? you didn't give it to her?



**Jack Redman:** only her, only that's one of the online documents. We tried to save some paper we didn't print everything, and you know, going green, you know? No, Jeff. No, I don't think Jeff has it. We saw your computer on the table last time Elizabeth.

**Cara Leiper (Executive Director):** So we have this email this email, right here, so we have two options. We can rent it for six months at \$250 a month, because we have a plethora of hundreds of thousands of pages to scan to be able to go green, or we can do \$111.15 a month for a 36 month lease, which will give us more time. This will this will allow scanning every single of the 1400 resident files that we have currently.

**Commissioner Silver:** 36 is the, it's probably the best bet

**Cara Leiper (Executive Director):** or can do \$250 a month for six months

**Commissioner Silver:** Right for the \$111

**Chairperson Richards:** Who's the provider?

**Cara Leiper (Executive Director):** It's the same as the copier...

**Jack Redman:** HL Dempsey they're on the state contract.

**Cara Leiper (Executive Director):** The other thing that's important is that if we go with the 36 months it includes the service as well. The rollers that you know, pulled the all the paperwork in there. What did they say they were?

**Jack Redman:** \$900 each

**Cara Leiper (Executive Director):** yeah, very expensive and so on the lease for 36 months it's included, the services is included in it.

**Commissioner Silver:** who's going to be doing all of this scanning?

**Jack Redman:** Gloria Nolan.

**Commissioner Silver:** So the end result of that Is that everything, everything is going to be Scanned in

**Cara Leiper (Executive Director):** all the resident files every single document. And that would come forward with my next one to present

**Commissioner Silver:** Is there a security package that's being purchased in conjunction with this short and all the tech stuff to ensure

**Cara Leiper (Executive Director):** this, this is just the method to get it there. This next one is where it will be house. So the next one is where it talks about the security part of it. this is just the piece of machinery that we need to, you know, connect to a

**Commissioner Silver:** Do you need three years for this?

**Cara Leiper (Executive Director):** I mean, it's going to be ongoing. So I think that you know, we have 1400 files, some of which are to be thick, but also as we get new stuff and new people come in. You'll still need to scan their initial documents. And then when people come in with their certification if they have bank statements, if they have, you know, all the supporting documents for their certification, you will use them be able to use that as well.

**Commissioner Silver:** Is there support that goes with the six months?

**Chairperson Richards:** with the 3 you said there was a service

**Cara Leiper (Executive Director):** the six month, which is the minimum rental program covers all service parts maintenance for the scanner, while you have it. it's a good solution to get your files and your document database. Once the bulk is scanned. You can rely on your copier for the future, future scanning, but we're not going to be able to get all that done in that short amount of time.

**Commissioner Silver:** Right, But it's still cheaper to do it one year than three years. So the question is do we still

**Cara Leiper (Executive Director):** it's really hard because we, you know, we can't tell. We can't tell when things are going to come at us. So, for example, we have three audits every year. And we don't necessarily know when they're going to happen. We're slated to get a react inspection probably this year, but we don't know if I'm on top of their numbers or not. That would then put us back, you know, three or four weeks. So I'd be happy with either way. I just think that the 36 months would be would be easiest for us. And it wouldn't cause us to be having the overtime and staff to try to beat that six month deadline.

**Commissioner Silver:** I was trying to figure out with a break the break even. You've probably have done this math, right?

**Jack Redman:** Yeah, so to purchase the machine that's \$9,900

**Commissioner Silver:** No, no, no to do the \$250 a month times however many months

**Jack Redman:** I think it's a year and a half. So it's cheaper to go for 36 months.

**Commissioner Silver:** Right, so if you can't get it done

**Jack Redman:** Yeah

**Commissioner Silver:** I'm going to trust you guys

**Chairperson Richards:** Is that a motion to approve.

**Commissioner Silver:** Motion.

**Chairperson Richards:** Does anybody else have a motion? Do I hear a second?

**Commissioner Laufer:** Motion Second!

**Chairperson Richards:** All in favor

**Cara Leiper (Executive Director):** We're doing that 36 months?

**Cara Leiper (Executive Director):** Yes, you have this one. It looks like it looks like this.

**Cara Leiper (Executive Director):** No, that's the RSC stuff

**Jack Redman:** She might need to share.

**Chairperson Richards:** Its aright

**Cara Leiper (Executive Director):** You're looking at the one that says file vision. So, file vision is the sole source contractor works with housing authorities, and they are the only company that uploads into HAB as far as I understand. And so they are an ETR solution providing virtually paperless automatic processing, automated processing of the application approval, recertification and management processes. The solution incorporates document workflow and checklists for increased staff productivity, electronic, electronic safety and electronic checklist. This tightly integrated with HAB management system, we have contacted the reference or impressed with how this will increase our productivity. what that will mean is that at each desk they'll be kind of like when you go to the bank, they'll be a little signature pad and they'll be two screens, one thing to reverse in and one facing our person. And then we'll go through the process on the screens and then sign off on a little pad. And so the only thing that we have to scanner those things that they're bringing to the meeting as a supporting document income verification or medical expenses. And so there are two things two parts of this. For the public housing and S8 for the audit and automatic it's to go automated up hundred percent. You have several options. You have the one time covers all the fees and everything for three years, which is \$69,303 up front. And then after the first year or after the third year on the fourth year at \$6,653.79 annual software support maintenance. or you can go with monthly payments at \$2,079 a month, which would end up being \$74,847. Or you could do a mix of partial upfront \$30,000. And then monthly payments of \$1,179. I'm on the first one, first one. Yep, so look here it was right here. So this is the first group, which is where you can just pay for it.

**Commissioner Silver:** So your name things that are not on here.

**Cara Leiper (Executive Director):** No, no, I am I just read those are my handwritten notes but I'm basically saying what's on here so the very first column or first row is \$69,303 and this is for a onetime fee to covers three years. Want to make sure you have the one that says ETR pricing,

okay, and so then you're so your options are to pay for the three years upfront and then start on the fourth year with the small annual fee, do monthly payments for 36 months or do a partial of both. So that's that portion of it and then also for the accounts payable. So this has to do with your procurement, your purchase orders, your invoicing you know, archival of such barcoding information so that it can just be scanned up in to the system to the HAB software. And so that also comes out of a one-time payment, covering the first 3 years of \$22,016 after their after be 23,084.96 for the fourth year, or you can do \$662 a month for 36 months totally 23,835 or you can do that half the partial upfront partial monthly payment. So \$10,000 up front and \$362 a month. What I recommend is that you, we received from HUD the lawsuit we won the lawsuit from HUD where we recouped our reserves, and they were de federalized.

**Commissioner Silver:** What does that mean?

**Cara Leiper (Executive Director):** that means there was a lawsuit a while back where HUD took all of the reserves that the housing authority had. We had to file a class action lawsuit to get our money back. And so we got our money back and we put it into a liquid investment account, earning one point about 1.99% interest and so right now the account has, when we got the money back, it became federalized. So we don't have to use it just for federal properties or just for a specific thing. And there's no guidance on what we have to use it specifically for. So currently, with our interest that we've earned, it's at \$379,888.28. And so my recommendation, my recommendation for us is to take the 91 first, so for the whole entire package, if you buy the three years up front, its \$91,372 Sole sourced so we don't have to go through all that other trying to find bids. And then you don't have anything out of pocket again until year four which is a \$6,700 annual fee for one and a 2,400 annual fee for the other. That will get you up and off the ground. Yes, it's costly, but I think it is going to more than pay for itself in man hours and you know the securities

**Commissioner Silver:** person hours,

**Cara Leiper (Executive Director):** person hours sorry about that. So I just because we have that little bit of a pool and yes this is almost, well it's not even a third of it. It would be the one of the best investments at this time to bring us to the current century.

**Cara Leiper (Executive Director):** Yes, yes

**Chairperson Richards:** Other questions? Motion to approve?

**Commissioner Brooks:** Motion to approve

**Chairperson Richards:** Second?

**Commissioner Jones:** Second

**Chairperson Richards:** All in favor

**Jack Redman:** The staff is very happy

**Cara Leiper (Executive Director):** very happy.

**Chairperson Richards:** Ok. Are we moving into financials?

**Cara Leiper (Executive Director):** Yes, So I gave you the third quarter financials which also includes our monthly financials. And as of this reporting period which reflects nine months of our expenditures were 6.9% under budget, which is right now we would be at 75%. Were at 68.11%. There is a timing issue currently in line item 4190, which is our administrative expenses. It's at 77.40%, which is 2.4% over budget as of today, or as of the end of March. Finances schedule to draw down some of our administrative fees for our state fish projects. For total of \$8,001.60. Once this is done which will be this week. the line item will reflect an increase and the percentage will be 72% which is 3% on your project. Overall we look great on our routing outs we look great. We look great for that too but I just like to give all the information.

**Chairperson Richards:** So we're approving the third quarter financials

**Cara Leiper (Executive Director):** The financial

**Chairperson Richards:** motion to approve?

**Commissioner Brooks:** Motion to approve.

**Chairperson Richards:** Second?

**Commissioner Jones:** Second.

**Chairperson Richards:** All in favor?

**Unknown board member:** I

**Commissioner Laufer:** I

**Cara Leiper (Executive Director):** I bring before you resolution 1178 which is in regards to property at Burtts pit road

**Commissioner Silver:** Hang on

**Cara Leiper (Executive Director):** I had it all in order by the

**Jack Redman:** it's the state rep email

**Cara Leiper (Executive Director):** like this state rep email

**Commissioner Silver:** Got it, Okay.

**Cara Leiper (Executive Director):** So back in 2016 there was legislature being done to give Burt's pit back to the DCAM and then they in turn we're going to give it to the city. DCAM

**Attorney Tom O'Connor:** Division of capital asset management,

**Cara Leiper (Executive Director):** division management I see here sorry. So anyhow during the process, Representative Kocott passed away. However we thought it reverted back to that, that you know, it reverted to the DCAM and DCAM gave it to the city. However, when we got this annual contributions contract, which is maintaining funding for the inactive project, so essentially, we're having a place marker from DHCD to fund a project at that property. The reason why I'm giving you all this background is because now we don't know who has the property so that the city doesn't know. We don't know. So we're in the process of that research. But in the meantime, DHCD requires us to amend the contract so that it doesn't expire and that's so that you don't use the place setter for, for the monies. And so I'm asking that you, you already have the contract for the Commonwealth of mass for 10 units of housing at the Department of Developmental Services formerly Department of Mental Retardation and requires an extension to the new contract, therefore be it resolved that the authority shall enter into a contract with the Commonwealth of mass in the form submitted at the meeting and contract in the name of the Northampton housing authority under its corporate seal, extending the contract ending the date, June 30 2022, and that the chairperson or executive director is hereby authorized to sign saying further, be it resolved that the Northampton Housing Authority hereby request that director of the Department of Housing community development, Commissioner of the Department of Community Affairs enter into such with the NHA, and Commonwealth of MA to approve that contract amendment and that the resolution shall take effect immediately.

**Chairperson Richards:** Is this in the hands of this city solicitor?

**Cara Leiper (Executive Director):** Right now I have Tom is, has Tom reach out to them and we're kind of everybody's putting their heads together to find out where this is that because the last thing like I said we had the one before the board

**Chairperson Richards:** in 2016

**Commissioner Silver:** Gets muffled @ 2:38:27

**Cara Leiper (Executive Director):** So this is for Burt's pit, So Laurel St. Tom, if you could give her a little bit of input on the Laurel Street. I know it's on here but we'd already given that right.

**Attorney Thomas O'Conner:** The Burt's pit road property I'm much more versed on than Laurel Street. I know exactly what's going on with Burt's pit road.

**Commissioner Silver:** is that the ten unit one?

**Attorney Thomas O'Conner:** Burt's pit road when they the Commonwealth split up the state, state hospital property and they gave parcels to the Housing Authority with the condition that

will use the properties for affordable housing within a certain period of time, it would Burt's pit road. It became uncertain. There were plans in the works, but they were never acted on. Then the question came below did we do enough to prevent the properties from reverting back to DCAM. But there was letter to file that we had done enough to prevent the property from the DECAM. But in the meantime, the board voted on letting the property going back to the DCAM, so they give it to the city of Northampton for use by the city Northampton. That legislations never had got voted on. So the status of diversity and growth property, it's unclear, in my opinion with the Housing Authority actually owns it, or whether it's actually reverted back to DCAM, because that legislation was never actually voted in.

**Commissioner Silver:** And if we keep the place over then what happens?

**Attorney O'Conner:** well, that Cara said is it was the best course of action because if it's not clear whether you know that then we should that we should proceed on funding it.

**Commissioner Silver:** Yes.

**Chairperson Richards:** So we just basically have to figure it out between now and 2022.

**Cara Leiper (executive Director):** Right.

**Cara Leiper (Executive Director):** I mean, this has been this has been for years, and years and years and they just keep renewing it and so I think this is.

**Commissioner Silver:** So the motion is to approve the placeholder

**Chairperson Richards:** Extension

**Commissioner Silver:** So moved

**Chairperson Richards:** Second?

**Commissioner Jones:** Second

**Chairperson Richards:** All in favor?

**Multiple Board member:** I

**Chairperson Richards:** Any opposed? AL righty, let's see where are we? Forsander

**Cara Leiper (Executive Director):** So, I'm not sure who was here when so I'm just going to kind of start at the beginning. We received, we had a resident move in forsander who brought it to our attention that there were the doors had to remain locked at forsander to the common areas to the fronts and backs.

**Cara Leiper (Executive Director):** And so that said in doing so and in complying with the law, it create an issue for the residents were in they didn't have buzzard system to let people in or see who was at the door also created a very problem for are residents. But because it was law, we had to do it. Our attorney said we have to do it too. We've been searching for a solution. And so I came to the board with the initial thing that we thought would work. And I was, I was authorized up to \$12,000 dollars to be able to implement a solution. The two ways that we tried in the past the electrical systems were too far for us to do the wiring. Then another contractor wouldn't touch the equipment because we didn't buy the equipment from him. And I think we've actually found a viable solution finally. And what that is, it's a ring doorbell. JACK, did you bring that sample for me? So bringing, bringing the residents up to technology, we would now on a secure mounting to the wall. tablet and on that tablet that we would residents get free Wi Fi internet access. But a ring doorbell would you place down at the entrance and so they would be able to this visibly and live see who's at the door and communicate with them back and forth via this iPad and this ring doorbell. So previously the ring doorbells are, we're getting if we buy them at a bulk \$94.99. The tablets are \$60 bucks. The yearly internet, which would be resident amenity too and is \$300 a month. And those other ones are each By the way, and then the security that bracket is \$41.39 a piece. And so previously I had been approved \$12,000 I'm asking for an increase in that cap of \$5,730.64, so that I can roll this out and finally get the forsander entry system taken care of.

**Chairperson Richards:** so this is already been approved at 12,000 So thank you.

**Cara Leiper (Executive Director):** So here's what it is the back of the bracket and it goes to the wall. And so this then can move up and down and sideways and all over. And so this particular piece, these are lovely, I have more home to they push the button and it gives an indicator just like a regular doorbell. The camera turns on the person can see live right here and they can talk here and the person can talk back to them. So it's just it's like a visual and audio. And then they can buzz them in

**Jack Redman:** zero wiring.

**Cara Leiper (Executive Director):** So it's no wiring because it's all through the Wi Fi. So in solving the problem, we're also giving them an amenity free Wi Fi to the residence. So we bought a couple to try it out, which we plan on doing this week. You know, because we had the authorization for the 12 but I truly think that you know jack and I really we're going to put our heads together about it. I use this at home, he uses it at home and we thought well let's just see if we get the rest of the components. And I think that this is a good thing that we put our heads together come up with a solution outside of the box, but to give the residents a little extra And so that's what I'm asking for. I'm asking for an increase in the in the amount. So the total is 17,738.64. But if you give me a little wiggle room, and here's the shipping comes back different, I appreciate it. So I would say 18,000 Jack 18 I think just in case we have some kind of price increase would be helpful to me.

**Chairperson Richards:** So you're asking for a price increase \$18,000

**Cara Leiper (Executive Director):** Yeah, instead of 12,000, \$18,000



**Chairperson Richards:** yeah \$5,000 in addition to what we've already approved.

**Cara Leiper (executive Director):** \$6,000

**Chairperson Richards:** Motion to approve?

**Commissioner Silver:** Motion.

**Chairperson Richards:** second?

**Commissioner Jones:** Second.

**Chairperson Richards:** All in favor

**Commissioner Laufer:** I

**Chairperson Richards:** Thank you in your post, motion carried unanimously. I think good job guys.

**Cara Leiper (Executive Director):** it'll happen quickly too because there's no wiring involved on you know, I think that we just have to try a few first and maybe it'll be a positive thing I really do. Okay,

**Commissioner Richards:** Ok, we're on to buddy alarms

**Sharon Kimble:** July

**Cara Leiper (Executive Director):** You missed the July minutes.

**Chairperson Richards:** I'm getting ahead of myself. This is an amended July minutes

**Cara Leiper (Executive Director):** So in July of 2018, it was put before the board of vote. And I don't know if you guys have it. But in the in your package with a buddy alarms in 2000 January 24 2017. Public Housing notice 3201703 indicated with where DHCD wants the buddy alarms, which is just the pull cords that puts off the light and doesn't connect to any EMS or emergency systems to be removed on turnover. Because if presented a false sense of security to the residents have lived in the community thinking if they pulled it that emergency was going to come. And so that was that your state properties and way back, then I checked with the federal and for the federal properties, which is for Florence heights and McDonald, McDonalds the only one that has the pull cord I believe. And so when Tom I looked into it, it didn't have anything, any regulation. So I reached out to the Caitlyn, who was our portfolio management specialist at HUD. And she said, well, she agreed, and why would you wait until turnover because of it providing a false sense of security, why would you leave it in there in the first place? and so when it was brought to the board, way back in July, board voted to go ahead and remove them and to remove them and to remove them in Mass, but to remove them, you know, with the thought and care of providing a different thing, which is, you know, either the lifeline or some

other means to be able to have that. So in getting all that stuff together and having some residents come, and some having some issues with buddy alarms, this month, I was reviewing the minutes for the board vote. And when I listened to them, they're very, very hard to listen, it was a very long meeting. I found that the vote wasn't reflected in the minutes. And so when I sent you the packages, I sent the audio recording of it. And so I'm asking you to attach this amendment to the July 18, 2018 minutes shall I read them?

**Chairperson Richards:** Yes, please.

**Cara Leiper (Executive Director):** The following record and vote regarding buddy alarm removal was inadvertently omitted on the original approved minute. The audio recording was reviewed and the following must be attached to the formerly approved minutes. under discussion and decision for buddy alarms, Jim Brooks makes the motion to approve the removal of the buddy arms. Jeff Jones. We have Jim's motion. We're looking for a second. Marian Richard, can you repeat it? Jim Brooks I make a motion to remove all buddy alarms and McDonald house. Cara and mass total at McDonald house only. Jim Brooks all buddy alarms, Jeff with the understanding that we're going to figure out a way to roll it out. No One No One day there. One day it's gone. Cara Clifford, Yes. We're not going to rip the band aid off the residents. We will inform them send out notices and provide alternatives such as life line Marilyn will that part of that be part of the motion. Jeff. Jim, do you accept that, Jim? Yes. Jeff. Do we have a second? Ron Hebert Second. Jeff. All those in favor? All in favor?

**Chairperson Richards:** Yeah, I definitely remember that it was a long one.

**Cara Leiper (Executive Director):** Yes it was.

**Chairperson Richards:** Motion to approve July amended 2018 minutes.

**Commissioner Jones:** So moved.

**Commissioner Brooks:** Second.

**Chairperson Richards:** All in favor?

**Multiple Board members:** I

**Chairperson Richards:** Attention, so we have Emily.

**Cara Leiper (Executive Director):** Emily

**Commissioner Laufer (Emily):** yeah

**Chairperson Richards:** We had one abstention

**Cara Leiper (Executive Director):** so on. yeah, we skipped the week we're okay. So I just want to give you an update on Buddy alarms. Right now all the alarms are working except for the third

floor. However we in an attempt to have them working know that when an alarm is pulled, if it blows the fuses, we have absolutely no idea what somebody lets us know it's not working because it doesn't notify anyone. So in, for example, we went through I believe it was 17 fuses and less than three hours and trying to find a solution for getting it up and working. Although the board had had set for them to come out, we hadn't been able to complete the research or get the information ready for residents have a different solution. So I want you to know that we now have the alternative solution, which is free to low income families. The plan is to notify the residents in writing set up in the community room with computer twice a week for an hour, all the month of May and once a week for an hour in June. To assist any resident, go online. sign them up for it so that it's free to them and it also it's either a lifeline or it's the little button that you push your cell phone so it'll be their option will provide them with the information talk to them how it works and assist them in the application to receive the free benefit we would say then to send a notice to the residence on 6/1 removing in the remaining beginning on 7/1 there's plenty of time and notice for them to work with resident services coordination or public housing staff to get themselves set up with another viable option. So that was just an update

**Commissioner Laufer:** How does the online thing work? Do they have to call a number to get assistance?

**Cara Leiper (Executive Director):** No, so I'm one of the options is like a lifeline Commissioner Laufer and it goes either on their wrist is like a watch or around their neck and its button that put the pushing it gets them 911. Another option would be cell phone, it's essentially like a cell phone that they can just dial 911 with. So there's a packet that I have with all the different options, we'll go over it with the residents that are interested and then, you know, help them through the process of applying. It's always been there for them to apply for the free service. I just don't think that many people know about it. So enough, notifying them and then working with them to help them set up, whichever one they choose, and giving you know, we're talking, you know, the 45 days to roll the process out. I think that we're helping them and we're giving them notice that this is going to be a change for them.

**Chairperson Richards:** Any other comments? This is just for discussion but there's more to come, but we're working on it.

**Cara Leiper (Executive Director):** Yeah, I'm, that's just to give you an update on the on what you already voted for and the steps that are the steps that we've taken and the steps that we're at now. And soon to start the next part of it.

**Chairperson Richards:** So you say the service is free

**Cara Leiper (Executive Director):** free to low income to and low income,

**Chairperson Richards:** which is that includes the lifeline

**Cara Leiper (Executive Director):** whatever Yeah, so whatever it takes, for example, and this could be at any that could be at any property doesn't have to be just here. It's his phone in a mobile phone or it is the lifeline wristwatch it looks like a wrist watch, there's this kind to so it'll

be whatever, you know, we'll explain to, the residents, what their options are, they could choose an option and then we'll help them if they need our help to sign up for him.

**Commissioner Silver:** Can I just suggest that they probably will in the past, I've tried to help some tenants get Lifeline has been significant obstacles to getting it part of the company. So I think...

**Cara Leiper (Executive Director):** through the state,

**Commissioner Silver:** Supposedly free program, the free program, supposedly free programs, okay. It will require some diligence and vigilance on the part of the housing authority to make sure that anybody that wants it actually gets it.

**Cara Leiper (Executive Director):** So was that just the little medallion or for the actually phone?

**Commissioner Silver:** very difficult to deal with. So, yeah, no, I mean, maybe they've gotten better. It's been some years but...

**Sacred Elder (McDonald):** all right. Can we put in any input?

**Chairperson Richards:** Yes, you will, Right?

**Cara Leiper (Executive Director):** No, you guys already voted on. when they sit at the meetings and talk about what they want, they can decide if they don't want anything, or what they want and will help them but to remove them has already been voted yes.

**Roy Martin:** So many lives you're going to take

**Sacred Elder (McDonald):** Can we say something about that?

**Chairperson Richards:** Well, I think what we've done is we've been going to have a couple of options, at least a couple of options. So tenants will have a chance to select what they want what's most comfortable for them.

**Commissioner Brooks:** Buddy alarms are great

**Chairperson Richards:** Okay, let's move on to Corticelli Street.

**Cara Leiper (Executive Director):** So, we found we've got some correspondence about Corticelli Street and we've been policing the property to make sure that there's no falling shingles or vandalism taking, you know, keeping up the yard and whatnot.

**Commissioner Silver:** And this is property to the Housing Authority.

**Cara Leiper (Executive Director):** Yes, ma'am. On 18 Corticelli Street

**Unknown Board person:** and it's vacant now?.

**Cara Leiper (Executive Director):** It has been condemned for over 20 years.

**Commissioner Silver:** and nobody's been in it for 20 years

**Cara Leiper (Executive Director):** Correct. It's ridden with lead and asbestos. Some bats took up the residence there and we have to have an exterminator come the slate pieces are hanging off, they don't fall off in huge chunks. We had some quarter sized pieces come down, we clean it up. We did recently have the neighbor decide to take up, take it up as their junk heap, which we had to have the attorney send him a letter of demand to remove and cleanup which he did. And it looks really good with the exception of the peeling paint on the outside and it's uninhabitable. So the city and the city it's also an historical area too. By the way. So what we had said and what John had given me before he left is that, you know, we, you don't want to tear it down and reduce your number of units, because then you take the housing away. But, you know, it's hard for us to be able to do anything else with it from because it's historical. The other thing we've tried to do is we've worked with Habitat for Humanity, and a few other agencies to see if they would be willing to take it on so they could provide further housing. However, the only way they'll do that is if we remove the lead and asbestos, which is just about the ads pretty it's too costly. And so concerned citizens have come to us and asked us again, and so as Alyssa Klein and the health department what we're, what our intentions were. So our goal and you know, speaking with Jack and our team would be to either locate an agency to demolish and build new housing on the existing lot. And then we would offer a section eight voucher or local funding to deal with the environmental concerns demo the building and then build two units on the lot. So we had we had sent that over plus we given our progress thus far. And we had also looked at DHCD and HUD. When we sent this goals out to people that were inquiring, we got, we got a response back. Well, this is historical and we don't want things like this torn down and new stuff built up. So I just need to bring it before the board to find out what it is you guys would really like us to focus our efforts on, you know, do you want us to focus our efforts on tearing it down and leaving it like this. Do you want us to try? How would you What would you like to do with it?

**Chairperson Richards:** Jeff, this is a question for you would it qualify for some CPA funds.

**Commissioner Jones:** It could under historical preservation but haven't looked at the building myself. I think it's so badly dilapidated that it could still qualify under CPA funds under affordable housing. So I think I mean, to me, that's better way. It is. It's an eyesore. It's embarrassment. This was Jerry's number one issue. Once he got on the board and here we are. Yeah. Really, should

**Cara Leiper (Executive Director):** I have some pictures if anybody wants to see them? Really? Yeah. If we could, if we could, you know, get the funds to take care make it you know, fix it and make better it would be an amazing thing because there's not that many single family homes. Would you want to see it Elizabeth? You saw it?

**Elizabeth:** I went by it

**Cara Leiper (Executive Director):** Oh, you went by it. I thought you said I want to buy it today.

**Jeff:** I think the Historical Commission would probably fast forward it like this is not worth spending time on because of the shape.

**Cara Leiper (Executive Director):** But then also when you tear it down, you have to deal with the environment hazards to?

**Chairperson Richards:** If it's only like 11 months or something you have to know. I mean, just to get there.

**Cara Leiper (Executive Director):** You have to deal, Right, right, right.

**Chairperson Richards:** I mean, that would be ideal if we could tear it down and build something that fits into the neighborhood. But

**Cara Leiper (Executive Director):** it was presented to the Board already for tear down. years ago, I found a portion of I found a portion of a motion to allow them to take it to them and ask for demo. And it was a truce, but I didn't have the full motion I couldn't get my hands on the full motion.

**Commissioner Laufer:** I think any, any chance of getting more affordable housing in Northampton you need to take and if that means, you know tearing the property down and building something that states or low income residents. I hope that we do that.

**Commissioner Silver:** what's the alternative? Doing Nothing.

**Cara Leiper (Executive Director):** Well, you could you could you could spend money to de-lead and encapsulate and get rid of the asbestos. and then someone could live in apparently is a one single families right. Those are so needed to though. I mean we could also sell it we could sell it.

**Commissioner Jones:** good candidate for habitat

**Cara Leiper (Executive Director):** and really the neighbors on either side of it. There's no there's no there's no on the grass there for the two neighbors. There's no way for them to get money that they really love us to let them because then they could actually have the space for their kids and

**Chairperson Richards:** Would they de-lead it

**Cara Leiper (Executive Director):** I don't think so. No, no one wants to they don't have the

**Cara Leiper (Executive Director):** Habitat, habitat for humanity didn't want to do it.

**Jack Redman:** Cara can I say one thing

**Commissioner Silver:** I agree with Commissioner Laufer if there's an opportunity, we should.

**Cara Leiper (Executive Director):** Jack you spoke to habitat for humanity

**Jack Redman:** So there's a couple issues so we habitat is willing to take it there board is absolutely interested in the land. The issue is, is once we've spent the money to de-lead it and remove the asbestos, which they require before they consider taking it, we've already put so much money into it that we should keep it for ourselves. And so, ideally we'd like to move forward with moving forward with Actually. , Removing the asbestos and the lead but we don't have the money right now. So we want to either apply for CBGD funding next year, or when the when your committee, Jeff puts out the new applications in July I believe it is for the November round. we would we would do that. And so I think we would like the board's permission to wait until July to apply for funding because the agency unfortunately we don't have the money right now slated in our CIP. Five funds to do that. And the DHCD The, the request for funding that they have available right now, because the frontage of the lot is so small, and the lot in general is so small, we can't really we've been looking at trying to see if we could do two units. two units would qualify for different funding, but it's so small that a handicap accessible you know, first floor only unit would probably be ideal, which is the most needed right now. We have a lot of folks on our waiting list who need a first floor unit only handicap accessible and So ideally, this would be the most help. It's just we don't have the money to do it at this time without outside funds.

**Commissioner Laufer:** You don't have the money right now to knock it down or remove the lead and asbestos ether way you don't have the money.

**Cara Leiper (executive Director):** Correct.

**Jack Redman:** The reason we don't want to just tear it down is because once we start to tear it down, we lose all of the covenants that are already there, which will allow us to maintain that really small driveway for one car that you see in the front. So before we make those steps will have to go to the city, which the city I've talked to, and they're willing to help us get through that process, once we secure the funding, but it doesn't make sense for us to bring it forward right? Now until we have the funding secure.

**Chairperson Richards:** So it sounds like the pleasure of the board is to move forward to getting the funding to remove the lead and asbestos to look at affordable housing for us.

**Jack Redman:** Yeah. So to have it on the record as the board as well as approves us to apply for those funding, we could now say that to the concerned citizens that have brought concerns to us that the board approves us to apply for this funding, and it will.

**Chairperson Richards:** And you will do that in July right Jack

**Jack Redman:** Correct

**Commissioner Silver:** is this. Is there any way working with Peg Keller, you know, working with the city can be helpful in this process?

**Cara Leiper (Executive Director):** We are working with Peg.

**Commissioner Silver:** I know CPG go through the city but any other way.

**Cara Leiper (Executive Director):** Yeah, we are working with her on this and many other projects right now.

**Chairperson Richards:** It's nice to see some project progress on this project. Yeah. Jerry would

**Roy Martin:** Yes, smiley.

**Commissioner Silver:** Maybe bring forth an actual policy but I wanted to just let you know because I said, we've considered this and get back to you this month about the bulletin boards our latest thinking is and hopefully we can get this to you in enough advance time so that you can have it and it may or may not be the next meeting, but our current thinking is that there will be a these two bulletin boards for complex, maybe three in each complex that will be one bulletin board that will be glass cover that will be dedicated solely to housing authority information. They will be in in those in those complexes that have a tenant organization. There'll be a second glass and closed bulletin board that will be just for tenant related information. The third bulletin board will be completely open, we are going to devise some limits on size and type and restoration. But besides that, it's complete free for all we consulted with free speech, constitutional law attorneys, and to the extent that we try to limit any speech at all, we would be getting ourselves into trouble. So it will be up to the tenants to police themselves on this last bulletin board that will belong to you. Other than you know, we'll have some policy about as I said the format size you No, no two by three foot kinds of things, you know, they'll probably be paper size or less, and how long they'll be up but other than that, anything goes and if it becomes abused or problem torn down ripped off whatever it will be gone

**Chairperson Richards:** Jim going to assume that you are looking at the expenses attached to the various

**Commissioner Silver:** the Housing Authority is already okay this the two glass one so they've already said that they can do that.

**Chairperson Richards:** In the budget,

**Cara Leiper (Executive Director):** we already have the glass ones both the residence side and the office side the cork ones are you know, depending on the size limits that they come back like they said that one no one wants you to pay more attention to papers are very inexpensive.

**Chairperson Richards:** So more to come next month.



**Cara Leiper (Executive Director):** So my report are GPR was \$180,727 we collected 172,089 which is 95.33% the delinquencies are 47,916.92 with no bad debt right off in April, we had 60 section. Excuse me, with 60 section eight certifications and 192 process for salvo. We had 170 public housing recertified 53 for section eight, seven section eight expire and 20 public housing expired because we're waiting for information from the residents. Our waitlist one bedroom, federal applicants are 228 two bedrooms, one flow, three bedrooms, 37 four bedrooms, eight, section 8 has 229 stand up against families 549 elderly disabled 407 we have two develop housing results eight section eight. We had six public housing move ins, four section eight and we have five public housing on notice. Two of which are crazy. We have two vacant ready four un-ready for a total of six again which you are released. We completed eight make readies six rehabs we took into 63 work orders starting the month with 48. We completed 235 work orders and there's 76 work orders pending. for our bed bugs on March 1, 1 March, April 11 Bramen and pest bring in tech solutions presented an educational session at forsander on for 26 after 100% special by bringing them all units with the exception of one in back with no active bed bugs On 5/3 the lunchroom and community room retreated in our being and are currently bed and free. The only unit that remains is with our attorney and scheduled for court on 5/20 and treatment on 5/21. We recently received an MCAD complaint from a resident of this property and our scheduled for mediation on 5/24.

**Commissioner Silver:** So does that mean the community room is now open?

**Cara Leiper (Executive Director):** No the community room is not open because it's not been 100% eradicated.

**Commissioner Silver:** Oh you said bed bug free,

**Cara Leiper (Executive Director):** it is free but the property is not bed bug free. We have one unit that still has bed bugs but there at legal so if that person goes to the community room once its open you get bed bugs again. So for gardening thanks to salvo residents in assisting our community gardens we have this year. Today we've cleaned the gardens, rototilled the plots, and the gardening at Cahill has been completed five, six residents get together for that was really great community thing Forsander and Tobin Gardens are underway. Hampshire heights and Florence Heights Last year we approved the Hampshire and United Way to assist residents in setting up the garden beds and the long awaited event scheduled to start at Hampshire heights on Saturday, May 18. From 10 to 12. Once successfully completed Florence Heights will be scheduled. Free summer meal program offer at our family sites pleased to announce that the summer we're collaborating with the Northampton public schools when you launch a summer lunch program. The program is funded by the United States Department of Agriculture Summer Meals Program, offering meals for all kids 18 and under free of charge. The program is set to provide meals from July 1, 2019 through August 9, 2019. Monday through Friday. We've offered our community room at the sites for this facility.

**Commissioner Silver:** Can I ask a question about that. That's wonderful and I'm glad that the Housing Authority is doing that is there any way to extend that into the end of August or started earlier.

**Cara Leiper (Executive Director):** We can look at funding and see what we have is something I can look into. Maybe we can get some of our resident services coordinator might have some access to some outreach all of us. I'll look into it. Maybe our resident's service coordinator has access.

**Commissioner Silver:** Okay, thanks.

**Cara Leiper (Executive Director):** Lynn, Redman Can you put that on your to do list?

**Jack Redman:** Yes.

**Cara Leiper (Executive Director):** Let's meet about it. Okay. I'm not expecting you to do it. Last year an open Meeting Law violation had been stated about the Housing Authority, however, received the letter from the agent's office, dismissing it as it was unfounded. They said it was unfounded. again back to the onsite office coverage, really just trying to streamline You know, I'm hearing everything you guys say, although I may not always say it or it may not come have it come out the right way, you know that customer service is important to me and to the staff for the residents. And so we're working towards now that we have some of these other things off the plate, being able to be more customer service friendly to the residents. And, you know, getting ourselves going green and get better at the properties. I think it'll just be for a better cohesive relationship between the housing authority and our residents. There was my report.

**Chairperson Richards:** Thank you so very much. I just have a couple of things under other business, it does it has everybody turned in their bios for the board. And if you have it, can you please do that? And then will you have Okay, perfect, wonderful. The other thing is that I got a lovely Thank you note from Peg Keller coming from the City Housing Partnership, and she was just thinking now, the Housing Authority particularly Cara and Jack for helping with the transition during the valley, CDC and SRO to bridge Street and also due to some folks from the Northampton launching, too, so she was very appreciative of that help. I just wanted to say thank you so much.

**Cara Leiper (Executive Director):** She was thankful because even though we did the, the hotel we did the other one anyway. She's a sweetheart.

**Chairperson Richards:** and I just want to say thank you, for all you guys who burn the candle Midnight Oil with us. I know it's hard sometimes to allow the board do their business, but we appreciate it. Thank you so much. All right. Thank you so much. Motion to Adjourn 9:51pm.

**Chairperson Richards:** Motion to Adjourn

**Commissioner Silver:** Motion  
**Adjourn 9:51pm**