



NORTHAMPTON HOUSING AUTHORITY

DECEMBER 21, 2020

DECEMBER MINUTES – Approved January 25, 2021

Members of the Northampton Housing Authority met via “Zoom” on Monday, December 21, 2020 at 5:00 P.M.

The Chairperson called the meeting to order at 5:02 P.M.
Upon Roll Call, those present and absent were as follows:

PRESENT: Chairperson Richards; Commissioner Brooks; Commissioner Jones and Commissioner Silver.

Commissioner Laufer joined the meeting at 5:30 P.M.

ALSO PRESENT: Cara Leiper; Jack Redman; Keith Walsh; Sharon Kimble; Deb Dunphy Smith; Attorney Tom O'Connor; Donyaël Parrish; Jose Cruz; Heather Maxwell; Lisa Donoghue; Maitty Delhoyo; Kaitlin Hanning; David Arce; Roy Martin; Jada Tarbutton; Kay Chapman; Joseph & Angela Santaniello.

TENANT COMMENTS

Jada Tarbutton – Salvo – about three weeks ago there was an article in the Gazette about a property manager in Holyoke dealing with drug dealers – a tenant was sleeping on the floor and the dealers were sleeping in the bedroom. Salvo has drug dealers, there is one who says he lives on the 3rd floor with 2 girls and he has a key to the building. I am very concerned and am advocating for Police presence, or maybe having tenants at the door checking people in. At the first of the month the dealers are present. There are also tenants using offensive language to the staff and tenants and I find it offensive and abusive. Can we check the language of our lease regarding this. Have a happy holiday season!

Joseph Santaniello – Salvo – to the Executive Director and the Board – I thank Mr. Cruz for his patience with the Neighborhood Watch – he is wonderful to work with.

Angela Santaniello- some issues at Salvo have been curtailed – Jose is working on things. There will be meetings again and they will get the residents involved. Will send detailed reports to Jose to let him know what is going on. The Cameras will help with unwarranted activity.

Roy Martin – Salvo – It costs money for Police detail- try to find other ways. It is better since the installation of the cameras. Drug dealers know that Roy knows who they are – Police are aware and are trying to catch them. Regarding the two new people for the Board – have you heard anything? The DA's office called me regarding Terry Cooper – he has been arrested and is in jail. They wanted to know if Roy wanted a trespass order and he says he wants a restraining order. Merry Christmas everyone!

STAFF COMMENT – NONE
PUBLIC COMMENT – NONE

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APPROVAL OF NOVEMBER 2020 MINUTES

Commissioner Brooks put forth the Motion to approve, seconded by Chairperson Richards.

VOTING AYE: Chairperson Richards, Commissioner Brooks and Commissioner Silver.

ABSENT: Commissioner Laufer

ABSTAIN: Commissioner Jones

VOTING NAY: NONE

Therefore, Chairperson Richards approved the Motion.

OLD BUSINESS:

MOTION TO APPROVE THE OCTOBER 2020 MINUTES

Chairperson Richards put forth the Motion to approve, seconded by Commissioner Brooks.

VOTING AYE: Chairperson Richards, Commissioner Brooks, and Commissioner Laufer.

ABSTAIN: Commissioner Jones and Commissioner Silver

VOTING NAY: NONE

Therefore, Chairperson Richards approved the Motion

NEW BUSINESS

DISCUSSION – OCTOBER 2020 FINANCIALS.

Cara – we are right on target with budget. DHCD has approved the FY2021 budget – The approved numbers will show up in next month's financials.

MOTION – APPROVE CHANGE ORDER #1 FOR FISH PROJECT #214105 – INSTALLATION OF SECURITY CAMERAS – SALVO

This is due to COVID restrictions and adding washing station, Sani can, cleansers, odor remover, masks, face shields and anti- bacterial wipes. The total for this is \$16,239.42. This will be 100% paid for by DHCD but it still needs Board approval.

Chairperson Richards put forth the motion to approve, seconded by Commissioner Brooks.

VOTING AYE: Chairperson Richards, Commissioner Brooks, Commissioner Silver and Commissioner Jones.

VOTING NAY: NONE

ABSENT: Commissioner Laufer

Therefore, Chairperson Richards approved the Motion.

MOTION TO APPROVE CERTIFICATE OF PAYMENT #1 AND #2 FOR FISH PROJECT #214105 INSTALLATION OF SECURITY CAMERAS – SALVO

Certificate # 1 is in the amount of \$36,352.00, certificate #2 is in the amount of \$35,145.25.

Chairperson Richards put forth the motion to approve, seconded by Commissioner Brooks.

VOTING AYE: Chairperson Richards, Commissioner Brooks, Commissioner Silver and Commissioner Jones.

VOTING NAY: NONE

ABSENT: Commissioner Laufer

Therefore, Chairperson Richards approved the Motion.

**MOTION TO APPROVE CERTIFICATE OF PAYMENT #1 FOR FISH PROJECT #214119,
CARPET AND FLOORING REPLACEMENT – SALVO**

Chairperson Richards put forth the motion to approve, seconded by Commissioner Brooks.

VOTING AYE: Chairperson Richards, Commissioner Brooks, Commissioner Silver and Commissioner Jones.

VOTING NAY: NONE

ABSENT: Commissioner Laufer

Therefore, Chairperson Richards approved the Motion.

The Executive Director asked the Board about meeting times for future meetings. Commissioner Jones cannot do the second Monday of the month, but can be available the third Monday. All decided on 6:00 P.M. so that everyone can attend.

Chairperson Richards asked Cara to send out a calendar for 2021 with the dates.

Chairperson Richards spoke about the process for getting on the Housing Board. There are 2 members – (1) Housing Partnership and (1) Tenant. Applications are sent to the Mayor's office – he then recommends it to the City Council, then they recommend to the City Services Committee and then it goes back to the Council for a vote. The NHA Board of Commissioners do not have a vote or say. Commissioner Jones – in a past meeting I had a question regarding the expansion of the Board to 7 members – there will now be 3 tenants out of the 7 members. The original law would allow only two tenants – would like an answer to that question.

Attorney O'Connor – The Federal tenant took the place of two board members as one was the Governor's pick, who was also a tenant, but it doesn't have to be that way – it is right now because of Mr. Brooks who is the Governor's pick. Now we can also include a Section 8 tenant. We will have three tenants on the Board when the two new ones are added.

Chairperson Richards thanked the staff for hanging in there this year. The cameras at Salvo will help improve things there.

Commissioner Jones put forth the motion to adjourn the December meeting at 5:36 P.M., seconded by Chairperson Brooks.