



NORTHAMPTON HOUSING AUTHORITY

APPROVED - MAY MINUTES MAY 16, 2022

Members of the Northampton Housing Authority met via “Zoom” on Monday, May 16, 2022 at 5:30 P.M.

The Chairperson called the meeting to order at 5:31 P.M.

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

PRESENT: Chairperson Richards; Vice Chairperson Brooks; Commissioner Cancel; Commissioner Tarbutton-Springfield & Commissioner Carney.

ABSENT: Commissioner Jones & Commissioner Laufer

ALSO PRESENT: Cara Leiper; Jack Redman; Attorney Tom O'Connor; Kaitlin Hanning; Jose Cruz; Keith Walsh; Gary DePace; Amanda Huertas; Danielle McColgan; Mia Weibel; Heather Maxwell; Angel Sadlowski; Angela Santaniello; Lauren & Michael Guyder; Karen Krieger; Emily Rosenfield; Gail; Roy Martin; Doug Kierdorf & Stephen Chaput.

NOTE: Commissioner Carney joined the meeting at 5:41 p.m.

The Executive Director/Secretary made note of a scrivener's error on the agenda. On Resolution 2022-13 the Budget Revision should be #1 not #2 as it was kicked back to us from DHCD.

MOTION

TO CHANGE THE ORDER OF THE AGENDA TO BRING THE AUDIT PRESENTATION AND FINANCIALS UP TO THE BEGINNING OF THE AGENDA.

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

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks & Commissioner Cancel

ABSTAIN: Commissioner Tarbutton-Springfield

ABSENT: Commissioner Carney, Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Motion.

NEW BUSINESS

PRESENTATION OF THE FY21 AUDIT BY MARCUM

Michael Guyder spoke about the 2021 Audit year ending 6/30/21. Our opinion on financial statements and major program compliance were both unmodified with no findings of material weakness or significant deficiency in internal controls or in compliance. The major program tested was the Housing Choice Voucher program which encompasses housing voucher cares act funding and the emergency housing voucher program. Mr. Guyder went over the schedule of expenditures. He stated that the voucher cluster makes up the majority of the federal authorities awards. The reason Housing requires an audit as it expends over \$750,000.00 annually. Mr. Guyder then went over the income statement. He stated that overall the Authority is in good financial position and the Authorities' liquidity is very good. Our audit results with unmodified opinions on the financial statements and compliance without any disclosures of significant deficiencies and material weakness and internal controls are all good indications.

Cara – how many findings did we have?

Michael Guyder - no findings.

Cara – no findings, that is amazing, thank you.

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Chairperson Richards – I think that is the best news we have had all day that is wonderful.

Commissioner Tarbutton-Springfield – when was the audit done and what period did it cover?

Michael Guyder – it covered fiscal year ending 6/30/21. The field work started in December and ran into January/February. The report was issued March 30, 2022. Regarding the timing reason – in order for us to comply with the pension reporting requirements we require certain information from the pension system and that information was not available until early March.

Commissioner Tarbutton-Springfield – this whole year?

Michael Guyder – 7/1/2020 through 6/30/2021.

Commissioner Tarbutton-Springfield – what does no findings mean?

Michael Guyder – we have a responsibility to be alert for any instances of fraud or abuse and responsibility under government auditing standards to evaluate the authorities key internal controls – should we identify any significant deficiency in those internal controls i.e. lack of segregation of duties, lack of the appropriate risk assessment process or control activities, then it would be our responsibility to report those issues.

Chairperson Richards – is this report at the office and can anyone come look at it and online?

Cara – you can email me at executivedirector@northamptonhousingauthority.org and in the comment section put public records request and we would be happy to send it out.

Commissioner Tarbutton-Springfield – ordinarily you don't send them out?

Cara – No.

Commissioner Carney – question regarding the separation of duties – can you clarify on that I am a little confused with that language.

Michael Guyder – in any given control process it is important to have multiple people involved in a process. You don't have one person receiving an invoice, have the ability to pay the invoice and have the ability to reconcile the cash account. If that was one person there would be no checks and balances.

Having checks and balances in the system is important to insure that you are mitigating risk of error and theft.

Chairperson Richards – thank you for spending your time with us, we appreciate hearing from you every year and this year we are pretty happy with no findings, so we have to keep up the good work.

Lauren Guyder – I would like to note the State DHCD AUP report was also no exceptions and no findings on that for both the federal audit and the state report. There were clean opinions issued there.

Commissioner Tarbutton-Springfield – did the both of you work on that together?

Cara – thank you Lauren, I appreciate it.

Michael Guyder – to answer JoElla's question- both Lauren and I did work on the audit as well as a team of 5 or 6 that did the engagement overall.

Commissioner Tarbutton-Springfield – do you have findings from years past?

Michael Guyder – no findings last year. Cara can provide previous reports.

Cara – you can email me the request.

Commissioner Tarbutton-Springfield – can you send it to me I would like a copy.

Cara – send me an email request, I would appreciate that.

Cara – before Mr. DePace does the financials I would like to say overall the financials look good, we are currently in excellent shape. At this time we would be at 75% of the budget, however expenses are at 65.74%. The replacement equipment non capital account 4611 is 77.74% of budget due to additional purchases for unit turnovers but will even out over the next quarter.

Gary DePace – the 3rd quarter reports represent right on target in terms of our budget. 75% of the budget time has elapsed and we are at 65.74% of expenditures which is under budget. I see nothing that is alarming or anything that would require something we need to talk about or to do anything ahead of time.

Commissioner Tarbutton-Springfield – last time you said you wanted to get some report completed by May 1st.

Gary - the budget revision – we had to get it in on time. The revision went to DHCD and it came back to us for a change.

MOTION

Approve 3rd Quarter Financials FY22 as presented by Fee Accountant, Gary DePace.

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

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Carney & Commissioner Cancel

ABSTAIN: Commissioner Tarbutton-Springfield

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Motion.

Commissioner Tarbutton-Springfield – I have a question on the allocation of the approved budget and wondered if you were a part of the increase in salaries?

Gary – I only prepare the information based upon guidance from DHCD – are you talking about the budget revision or expenditure reports? Gary then went on to explain the budget revision by DHCD.

Commissioner Carney - we had the report and it was early, because Bill had to leave and we just had a quick report on the financials which alludes to an upcoming New Business item for an amendment. Is that correct?

Cara – current financials are what is currently in place. There is an item under New Business which is to accept the budget revision, which is a separate issue.

Commissioner Carney – I understand but there was a motion made and seconded just now and the motion was to accept the report Mr. DePace just gave us?

Cara – yes, the 3rd quarter financial statement that ended 3/31/22.

Commissioner Carney – I understand. There was a question about this which is why I said point of order and I don't want to be out of order – so I think the reason the Chairperson asked for a motion at that time was because we were beginning to discuss some of the details presented even though a motion had not been made yet.

Cara – yes.

Commissioner Carney – ok, that helps me clarify the discussion that has just been happening. Thank you.

Gary – the motion here today, right now is to approve that you have been presented the financial statements for the 400, 689 and MRVP program for the nine month period ending 3/31/22.

Commissioner Carney – that is what I thought which is on the agenda and in our packet.

MOTION

Move Resolution 2022-13 to be the next item on the agenda.

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

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Carney & Commissioner Cancel

ABSTAIN: Commissioner Tarbutton-Springfield

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Motion.

RESOLUTION 2022-13 – APPROVE FY2022 STATE BUDGET REVISION #1.

Cara - NHA applied for a RSC grant for our part time RSC for Huntington/Cumington. Cara then read the email from Ayo Yakubu-Owolewa who works for DHCD and is the finance manager. Cara explained the revision and NHA thought it would be part of the Hilltown's budget because it is a hilltown grant.

The Hilltown Housing Authority will become defunct. DHCD asked us to add the \$40,000.00 award to the NHA budget. They had not processed revision #1 - they kicked it back to us for this revision.

MOTION

Commissioner Carney – I would like to move that language for purposes of discussion, which was then seconded by Chairperson Richards.

Gary – when we submitted the budget for Hampshire Regional Housing Authority we included the \$40,000.00 grant and DHCD said no, they just want the lead agency, which is Northampton to include it in their budget. We have included it on Appendix B line #8 which is DHCD approved exemptions – it is the \$40,000.00 RSC grant. DHCD did assure us that because we met the 60 day ahead of time vote revision in by May 1st – even though they have reverted it and we are re-submitting it we still met the 60 day requirement.

Chairperson Richards – at their request to put things in good housekeeping order.

Gary – right and they wanted to see the budget in Northampton not in HCRHA that is the only thing that is different.

Commissioner Carney – it sounds to me that they reviewed the whole item sent to them and they just noted we had the grant item in the Hampshire Regional budget and instead they thought it more appropriate to be in Northampton and are requiring that of us now, requiring this language change, correct?

Gary – yes.

Cara then read resolution #2022-13.

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Carney; Commissioner Cancel & Commissioner Tarbutton-Springfield.

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Resolution.

TENANT COMMENTS

Gail – PC worker for Mary at McDonald #201 read a statement that Mary had prepared regarding issues.

Roy Martin – Salvo #529. They raked out the gardens, Jose told them to get rid of things. We got red peat moss that has acid and chemicals in it and Smith College stopped using it. It lays flat and makes mosquitoes. It is a health risk to a lot of people. Cara you are trying to do the best you can but you should check into things before you buy them.

Doug Kierdorf – Forsander K95. I am the vice president of the Forsander tenant association and we are about to get new mail boxes stuck outside of the community room instead of being in the doorway of the building. You did not think this through or you don't care about the tenants. It will require the elderly who don't leave their apartments for weeks at a time to schlep themselves over to get mail. Whose idea was this? Also the tenants association or the tenants were never consulted or given an opportunity to say anything. Regarding the keys policy – some of my fellow residents have steam coming out of their ears over this, because of the decision to put keys in lock boxes adjacent to the mailboxes of the tenants instead of having spare keys. You couldn't have thought through the ramification of this. The spare key for your apartment is in a lock box that is easily broken into and at the mailbox of the person whose apartment it is so anyone who breaks into it immediately knows what apartment it belongs to. It is an invitation for people to rob the elderly residents at Forsander. I would appreciate it if there were some answer if not today, then you could send it to the Forsander tenant association. Thank you very much.

Angela Santaniello – Salvo #425. Thank you to NHA for all of your hard work in buying a bunch of flowers and mulch for the flower beds. Several residents wanted to get together to help make the entrance a little more presentable and have actually started working better together. Roy and another resident are going to work on the flag pole area. Things are getting better than they were over the weekend. The Neighborhood Watch is going well. Steven Grant is still coming into the building. He was sleeping on the floor in the community room Saturday morning around 7:00 a.m. The Police have been responding and addressing the loud music at the Senior Center. A resident will bring in more flowers for them to use as he works at a farm, we will have a lovely entrance this year. Thank you very much.

Stephen Chaput - Forsander #L106 – President of the Forsander tenants association. I want to reiterate everything Doug Kierdorf brought up before. Tenant participation as a topic. We have issues with the key policy and the impending cluster mailboxes – both have a lack of any tenant participation. We found out about the mailboxes from the postal carrier. I think it will present a great deal of difficulty for handicapped and elderly tenants and those who have difficulty getting to the mailboxes outside their door. People living here are very anxious about their keys because they only have 1 set of keys. That smacks in the face of common sense or human nature. They can't give any keys to relatives and it creates an unease with people. There was no tenant participation with that and mailboxes. I am sure we could probably bargain with the postal service to find out if we just can't leave the mailboxes as they are.

STAFF COMMENT

NONE

PUBLIC COMMENT

Karen Krieger lived at 21 Corticelli St. and for two decades have watched the property fall into disrepair, from knowing friends on the street. I am glad that you are finally going to do something about it. I feel like it is probably about a decade and a half too late. I am interested to see what your conversation yields today.

EXECUTIVE DIRECTOR REPORT

Cara read the report and gave updates on the Vaccine clinics held as well as other various happenings at the Housing. She ended saying they had a great tour with State Rep. Lindsay Sabadosa, State Rep. Jim Arciero and Mayor Gina-Louise Sciarra where we were able to share recent accomplishments, upcoming funding goals and a tour of Hampshire Heights, Salvo & McDonald House where they got the treat of listening to one of our long term residents play his violin. We then participated in a round-table discussion with housing advocates from the area regarding state wide funding for housing and how our community can use a housing-first model to help people transition from temporary to permanent housing.

Commissioner Tarbutton-Springfield – I have been seeing this property within the last two weeks look the best it has in 8 years. I have never seen the clean ups I the past. I am surprised that no one on the Board didn't know there were visitors coming and that this was taking place. I as a Board member and tenant didn't know they were coming here. Hampshire Heights looks great with the numbers and new lattices. I am curious as to why only a few knew.

Chairperson Richards – the invitation came from the Representative's office, we did not send out anything – their invite.

Commissioner Tarbutton-Springfield – did they just invite you as the Chair?

Cara – we were told they were inviting everyone from the Board. I invited Attorney O'Connor just in case a quorum showed up so he would be able to quash any accidental OML violations. I have the email from

Rep. Sabadosa's office saying they invited the Board and the Mayor. Cara then responded that the clean-ups happen every year except during COVID. They came during regular business hours.

Commissioner Tarbutton-Springfield – I have never seen it, I am not going to complain. I have never seen it this clean. Representative Sabadosa sent you an invite for the Board of Commissioners? I am confused.

Cara – Rep. Sabadosa arranged a meeting. Her office invited another State Rep. that chairs the House to tour 3 of our properties and asked us permission and said they were inviting the Board as a collective. This was not our meeting, we were told who was going to attend and that all Board members were invited via email.

Commissioner Tarbutton-Springfield – I didn't get the invitation. State Representative Sabadosa is the one that I should have an issue that we Board members did not get an invitation.

Cara – yes, I would be happy to forward the email where I asked for a list of attendees and was told it was sent out to all Board members.

Commissioner Cancel – I did not get an invitation either and I would have liked to attend.

I have a question on your ED report – the \$41,286.43 in delinquency – is that for folks who haven't paid their rent or are in arrears?

Cara – that is a delinquency made up of all current residents and all of those residents are either in one form or another level. We have done everything we are supposed to do for the collection of that either by serving a notice to quit or summary process or payment agreement. Last month was the last month to get SHERA funds which are funds that came from agencies to help people pay rent during the pandemic.

What I saw, Commissioner Cancel, unfortunately, is that people got used to not paying their rent and counting on those monies and so we literally issued almost 100 notices to quit. We are referring people to Wayfinders because sometimes they are willing to help although if they have already gotten help, they aren't getting much more, but we are working on this delinquency.

Commissioner Cancel – how much of this amount is for folks who are actually withholding rent or are complaining about the condition of their homes or anything like that? How much is withheld where they have specifically announced that to you or have communicated that to the Housing Authority?

Cara – one resident said they were going to withhold rent before we issued notices to quit. When we issued the NTQ they paid their rent. I take that back – currently DHCD is dealing with a resident at one of the properties and \$18,000.00 of that amount is where we are counter suing with a notice to quit and that has been in the courts for quite some time. The remaining balance is not anybody that is withholding rent.

Commissioner Cancel – I am confused by the \$18,000.00 in the courts. As a Board member I feel like we should have an opportunity to discuss things like this when there are legal matters the staff are dealing with. We are also responsible for this agency. I would like to find a little bit more about this – I don't know if it should be done in Executive session or what but that is certainly a concern for me.

Cara – Tom, can you let us know how that should come about since it is pending?

Attorney O'Connor – yes, I will look into it and get back to you and you can get back to Commissioner Cancel.

Commissioner Tarbutton-Springfield – you sent out notices to quit – did you send out friendly reminders first? It seems a little heavy handed. I did hear someone say they got a NTQ for \$3.00. Someone else said they got one that went back to 2018 – why do I have to pay it? I didn't know anything about it, I wasn't informed about it. Also regarding the visit – I think it was really wonderful, I didn't know what was going on, I saw folks here, and I was coming from a Doctor's visit. I would have thought you could have extended a welcome, like hey we are here would you like to join. I didn't get that - it feels exclusionary, it is just so not right. I am good with the housekeeping, the cleanup coincided with this visit. I saw a contractor here at 8:00 one night – I asked him which building he worked for and he said I am a contractor, I make no more than \$50.00 an hour. A heads up would have been very nice.

Chairperson Richards – like we said, it was their party not ours. I thought everybody was invited.

Cara – I will forward you the email, Commissioner Tarbutton.

Commissioner Tarbutton-Springfield – I know that but you could have invited us then and there too.

Cara – it wasn't my place to invite you to something that wasn't my meeting.

Commissioner Cancel – in the last few months several tenants reached out to me about rent being charged to them. They say they don't owe the large amounts like \$2,000.00 and \$3,000.00 at a time, having to do with their rent going up and not knowing. Can you talk about that?

Cara – I can't discuss individual residents with any commissioner via a Board meeting or in private. I personally oversaw all the notices to quit this month and last month. I researched the balances and looked at it. If anyone has any question about their rent we have property managers that are on property that we pay full time to be there and answer questions just like that. Amanda Huertas is the Florence Heights property manager and Heather Maxwell is the Hampshire heights property manager. I would encourage residents to call them. Typically we can answer most questions over the phone. We have been printing ledgers for residents. Some of these older charges consist of repairs or charges or late fees that have been billed for and never paid. Although we served the NTQ for non- payment of rent and if there were any other charges associated with their account, we did include those so they were informed. Every month on the 6th we typically send out a friendly reminder although we are not required to do so. The law says we can serve a Notice To Quit as early as the 2nd of the month. We don't do that because most residents don't get paid until the 3rd or 4th. Typically on the 6th we send a friendly reminder and on the 11th we serve the NTQ. In April around that time, we served NTQ's with almost no response. As a result we spent today, over \$3,000.00 in filing fees to the courts. Even though we have placed phone calls and left notes. In May we served NTQ's on the 9th for anyone who didn't pay rent at all or had only paid a partial payment. We did place phone calls before that as well. I hope this answers your question, Commissioner Cancel.

Commissioner Cancel – I am not talking about folks who are aware they owe rent.

Cara – what I am gathering from you breaking in and out Commissioner Cancel, is you are talking about people who claim they don't know they owe a balance. I can assure you that everyone who has had a balance no matter what it has been for every single month, has received some notice or another letting them know they have a balance. If they need an explanation of their rent balance or charges balance they should talk to their property manager right away.

Chairperson Richards – I was just going to follow up with what Cara said – the best thing you can do is tell them where to hook up to find out and to work on their issue.

Cara – Commissioner Cancel if you refer them to the property manager they will go over the entire balance with them and if appropriate fill out a payment plan.

Commissioner Cancel – I usually do and the response is they haven't been able to help me.

Cara- I would like to personally know of any property manager that says they aren't able to help. I know for a fact that every property manager knows how to read a ledger and if they are telling people that I want to know it.

Commissioner Tarbutton-Springfield - many times over the years I have paid my rent on the 12th and never got a notice. I didn't know about the 6th getting a notice. You know our population here, there are times when a person can get a notice to quit and one time a person got a notice and went to the emergency room. People are scared when they get these. I hope you have told them this is going on - this is due, do you want to set up a payment plan. I don't know if they know to come and talk to the property managers. You were here two times and you could have mentioned that. There is a newsletter that is out, you could say by the way don't forget.

Cara – excuse me Ms. Tarbutton, but it is in the newsletter – rent due, rent reminder and NTQ information. I can't discuss operations or individuals.

Commissioner Tarbutton-Springfield - I am not talking about a specific person. I didn't see it in the newsletter.

Chairperson Richards – I think one of the things I suggest is that we become more familiar with policies and procedures than we are. That is why we are trying to get training together. I think this stuff is kind of spelled out. In order to treat all people fairly we pretty much stick to our policies and procedures. Anything we can do to educate ourselves a little better about those would be very helpful. I know Cara you have been working on them very hard.

APPROVAL OF THE APRIL 2022 MINUTES

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

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Cancel and Commissioner Carney.

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the April minutes.

RESOLUTION 2022-10 ADOPTION FY22 INCOME LIMITS

Cara read the resolution to the Board.

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

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Cancel and Commissioner Carney.

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Resolution.

Chairperson Richards – Cara, doesn't it allow for more people to be eligible?

Cara – the income limits did increase. For example, very low income limits which are 50 % of the area median, and we are required to use the Springfield Mass FMR rent area, so for 50% income limits which is very low, is \$47,050.00. The extremely low income limit (ELI) is \$28,250.00 for a family of 4 and the low of 80% of the AMI is \$75,300.00 for a family of 4.

Commissioner Carney – it's been kind of an issue that the Springfield metro area has actually got lower income then generally the Northampton area which actually works well for our tenants in terms of being able to be more affordable for the area they actually live in. Somehow there is a discrepancy between the Springfield median income and what we see in Northampton for sure – seems we are higher.

Cara – that is correct, Springfield is much lower. When we deal with the fair market rents we are required to because we fall in their area of the Springfield mass metro FMR, it skews those rents as well because rents in Springfield are much less. This particular issue does help our applicants.

RESOLUTION 2022-11 – DHCD CONTRACT FOR FINANCIAL ASSISTANCE AMENDMENT

#11.

Cara read the resolution to the Board.

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

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Cancel and Commissioner Carney.

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Resolution.

RESOLUTION 2022-12 – DHCD CONTRACT FOR FINANCIAL ASSISTANCE EXTENSION 689-3 FOR JUNE 30, 2022 TO JUNE 30, 2026.

Cara read the resolution to the Board.

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

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Cancel and Commissioner Carney.

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Resolution.

Commissioner Tarbutton-Springfield – for Commissioner Carney’s record I want to vote on something where I have enough time and information to review carefully and so some of the things, if I am not sure about it or have some questions, I would like to abstain until I get all questions answered.

Chairperson Richards – Cara this allows us extra time to spend some money that was once allocated that we were unable to spend in that way – is that correct?

Cara – No, this is a project that DHCD suspended and because it is a past bond bill with the State they don’t ever want that to go away in case we are able to get that back. The only thing it is doing is extending the contract to June 30th of 2026 so that if the funding becomes available we can get it.

Commissioner Carney – if this resolution does not carry, does it mean that funds that could be accessible to us in the future won’t be accessible to us in the future if we don’t carry this resolution?

Cara – that is correct.

Commissioner Carney – I want to ask my fellow commissioners if they want to oppose this resolution or even abstain, to please just give me some rationale because I am having a hard time understanding some of the votes. I plan to support it.

Commissioner Tarbutton-Springfield – are you talking about me because I am the only one who has abstained it.

Commissioner Carney – any of the commissioners. I would like to hear some reasons to oppose this access to funds if we are going to do that.

Commissioner Tarbutton-Springfield – I can put it in the comments if you would like and you can email me as well.

Commissioner Carney – that is helpful, thank you for that.

Chairperson Richards – I know some of this stuff is very complicated and struggle with trying to understand it.

MOTION

ACCEPT LOW BIDDER ON CORTICELLI STREET PURCHASE

On 10/12/21 the property was appraised by FSI Appraisal in the amount of \$105,000.00. On 3/30/22 the property was listed with Borowski Realty who had over 53 showings. It also went out to bid via Project Dog on the same date. The bid deadline was due 5/4/22 at 11:00 a.m. At the end of the bidding process we had two bids. One bid was incomplete and therefore was rejected. The other bid was in the amount of \$50,007.00 from Nu-Way Homes, Inc. Nu-Way Homes, Inc. provided us with all required documents including proof of funds and has a history of purchasing homes in the surrounding area and successfully renovating them.

I bring before the Board a motion to accept the low bidder for purchase of Corticelli Street and authorize the ED to send to DHCD for approval and next steps.

Chairperson Richards put forth the motion to approve, seconded by Commissioner Tarbutton-Springfield.

VOTING YAY: Chairperson Richards; Vice Chairperson Brooks; Commissioner Cancel; Commissioner Tarbutton-Springfield and Commissioner Carney.

VOTING NAY: NONE

ABSENT: Commissioner Jones and Commissioner Laufer

Therefore, Chairperson Richards approved the Motion.

Commissioner Tarbutton-Springfield – I remember when people from Corticelli Street came in so poised and some of the things they talked about, my heart broke for them, all this long this was going on. I went by and it was pretty sad and I could see the de-evaluation of one's property and I think they have been kind and patient to the nth degree and anything that we can do, because we all know the de-evaluation of your property goes. That was the first thing I was taught, your house can be messy on the inside but on the outside, because you have other people to think of and that is your neighbors. I appreciate finally some resolution, normally I like to keep everything Public Housing but in this instance because it has been so long and how this could happen, I don't know. I hope the residents recognize that we are trying on this and hopefully you will have some peace and you will have your neighborhood back because it is a beautiful neighborhood. On behalf of NHA, myself, I say I apologize for the length and for this going on and thank you for being so neighborly.

Chairperson Richards – thank you for your comment I totally agree. I am very happy we made a commitment to see this forward and I am happy to get close to the end.

Jack Redman – someone from the public wanted to know if we can share details about the proposal from the person buying the property.

Chairperson Richards – it will be in the transactions, public information, am I right Tom?

Attorney O'Connor – yes.

Chairperson Richards – you will see it in the Real Estate transactions, it is all public.

Cara – there is a question in chat from Karen Krieger - will it be public housing or private residence. If it is public housing why can't you share it here?

Cara – what they choose to build with it, it would not be public housing. What they choose to do with it we have no idea, it would not remain public housing.

Chairperson Richards – what this does is make the neighborhood whole again.

Cara – that is right, \$50,007.00 was the bid price, and I'm not sure what else Ms. Krieger is asking.

Chairperson Richards put forth the motion to adjourn the May meeting at 7:33 P.M., seconded by Commissioner Carney.