



# NORTHAMPTON HOUSING AUTHORITY

---

## APPROVED AUGUST MINUTES AUGUST 21, 2023

Members of the Northampton Housing Authority met via “Zoom” on Monday, August 21, 2023 at 5:30 P.M.

Chairperson Carney called the meeting to order at 5:30 P.M.

Commissioner Tarbutton-Springfield called for a point of order and stated that two of the Commissioner’s terms had expired as of June 30, 2023 and should they be a part of this meeting. Chairperson Carney stated that in past practice, City Council Commissioners used the sunset provision until a replacement is named.

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

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

**ALSO PRESENT:** Cara Leiper; Sharon Kimble; Jack Redman; Attorney Tom O’Connor; Keith Walsh; Amanda Huertas; Danielle McColgan; Mia Weibel; Jose Cruz; Angel Sadlowski; Angela Santaniello; Doug Kierdorf; Gwen Nabad; Mary Chapman; Alfred Chagnon & Roy Martin.

### NEW BUSINESS

**Resolution 2023-06 Accept FY23 Quarterly/Year End Financials, Certification Top 5 Compensation Document and Certification of Compliance with Lead Paint Notification Laws as prepared and presented by Gary DePace.**

Gary DePace presented the financials stating that the documents need to be submitted by August 30, 2023.

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

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

**VOTING NAY:** Commissioner Tarbutton-Springfield.

**Therefore, Chairperson Carney approved the Resolution.**

### EXECUTIVE DIRECTOR REPORT

Cara read the report and gave updates. Commissioner Cancel asked if Wagner Inspection deemed Salvo as safe. Cara responded yes, no issues that need to be addressed. It was asked for a detailed report on how NHA is responding to financial loss due to stove replacement and water in basements.

Attorney O’Connor stated that this discussion is too long and detailed and should be an agenda item.

Commissioner Cancel put forth a Motion for a report in September from the Executive Director the topic being mold remediation at Florence Heights, Hampshire Heights and Salvo from 1946 to current, seconded by Commissioner Tarbutton-Springfield.

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

VOTING NAY: NONE

Therefore, Chairperson Carney approved the Motion.

#### APPROVAL OF THE JULY 2023 MINUTES

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

Commissioner Cancel asked that there be a correction to the minutes and put forth a suggested Motion.

#### MOTION

Commissioner Cancel put forth the motion that the July 2023 minutes as written must include the attachments of Commissioner Jones and Commissioner Richards statements and the two articles that were presented at the last meeting, seconded by Chairperson Carney.

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

VOTING NAY: NONE

Therefore, Chairperson Carney approved the Motion.

#### UNFINISHED BUSINESS - NONE

#### NEW BUSINESS

##### Resolution 2023-07 – Adoption of FY2023 Federal Income Limits

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

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

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield.

Therefore, Chairperson Carney approved the Resolution.

##### RESOLUTION 2023-08 – Certification of FY2023 Section 8 SEMAP

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

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

VOTING NAY: Commissioner Tarbutton-Springfield.

Therefore, Chairperson Carney approved the Resolution.

**MOTION**

Allow the Executive Director and Chair to execute Wage Match Form.

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

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

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield

Therefore, Chairperson Carney approved the Motion.

**OPEN MEETING LAW VIOLATION, SELF REPORT & RESPONSE BY ATTORNEY GENERAL'S OFFICE.**

**MOTION**

That the Board requests the Commissioner who violated the OML to attend Open Meeting Law training and provide documentation of attendance;

VOTING YAY: Chairperson Carney; Commissioner Richards; Commissioner Brooks & Commissioner Jones.

VOTING NAY: Vice Chairperson Cancel & Commissioner Tarbutton-Springfield.

Therefore, Chairperson Carney approved the Motion.

**AMENDMENTS TO BOARD BY-LAWS**

Commissioner Tarbutton-Springfield put forth a Motion to table this discussion and Motions until the next meeting, seconded by Commissioner Richards.

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

VOTING NAY: NONE

Therefore, Chairperson Carney approved the Motion.

Commissioner Jones put forth the motion to adjourn the August meeting at 8:32 P.M., seconded by Commissioner Tarbutton-Springfield.

Attachment to Minutes:

**Attachment #1**

Self-Report of OML Violation Email String with Commissioner Cancel (OML Violation);

Attachment #2 AG E-Mail Regarding OML Violation