



NORTHAMPTON HOUSING AUTHORITY

APRIL BUDGET REVISION MINUTES

APRIL 22, 2024

Approved on May 20, 2024.

Members of the Northampton Housing Authority met via “Zoom” on Monday, April 22, 2024 at 6:30 P.M.

The Chairperson called the meeting to order at 6:31 P.M.

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

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

ALSO PRESENT: Cara Leiper; Jack Redman; Sharon Kimble; Attorney Tom O'Connor; Keith Walsh & Gary DePace.

ABSENT: Vice-Chairperson Richards.

Gary DePace presented the budget revision which is due by April 30, 2024.

Gary spoke of the new initial budget for 400-9 which will be for Hampshire County Regional Housing Authority which was taken over by Northampton Housing Authority on March 1, 2024. Boston asked NHA to submit a four month budget from March 1, 2024 through June 30, 2024 at which time these units would then encompass in a consolidated approach to our fiscal 2025 budget beginning on July 1, 2024.

Gary then went over the major items on the budget revision:

Property insurance expense account # 4510 increased.

In the 400 and 689 program there was about a 28% increase.

In extraordinary maintenance we replaced a boiler at Salvo for \$50,361.00.

Bed Bugs at Salvo - \$98,942.00 was expensed.



Flooring replacement - \$117,286.00.

These items totaled \$266,589.00.

We also replaced a truck which we initially thought would cost \$55,000.00 but the actual cost came in at \$50,700.00.

Budgeted \$30,000.00 for appliances and it was increased to \$60,000.00 as we replaced numerous stoves and refrigerators.

Chairperson Carney – you speak about the 400-1, 400-9, 689 and MRVP accounts. Can you explain what these are so the public can understand?

Commissioner Tarbutton-Springfield – it would be helpful in the future to put what the accounts referenced to when they are listed.

Gary went over what each account was for.

He then stated that we would be taking down our reserves to 39% which were at 52% previously.

At Grace House there is a capital item for mold remediation – NHA budgeted \$29,000.00 but we got a grant of \$76,000.00 from the State, so now they are fully funding the project.

RESOLUTION 2024-04

Approve Budget Revisions for Programs 400-1, 400-9, 689 & MRVP.

Cara read the resolution.

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Cancel and Commissioner Jones.

VOTING NAY: Commissioner Tarbutton-Springfield.

ABSENT: Vice-Chairperson Richards.

Therefore, Chairperson Carney approved the Resolution.

Commissioner Cancel – I have a question about the language of DHCD to EOHLC. I want to make sure there will not be problems with the submission.

Cara – this is their form – not all the forms are updated yet and we submit electronically.

Commissioner Tarbutton-Springfield – question about the RSC amount of \$120,000.00. There is one RSC at Salvo who works at three places. Is the grant for new people or just for those people in those positions to keep those positions because I think we need more.

Cara – we applied for more. We now have three RSC's.

Commissioner Tarbutton-Springfield – I question the ownership on the laundry machines and money collected.

RESOLUTION 2024-05

Accept Third Quarter Financials as Presented.

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Cancel and Commissioner Jones.

VOTING NAY: Commissioner Tarbutton-Springfield.

ABSENT: Vice-Chairperson Richards.

Therefore, Chairperson Carney approved the Resolution.

Commissioner Tarbutton-Springfield – question on account #4238 – tenant organization cost for a total of \$5,611.00. Is this for one tenant organization or two LTO's which is my understanding.

Cara explained that 26 1 & 2 is a Federal account. We do have more than two recognized LTO's but some have officers that have passed away or are no longer participating – McDonald, Tobin, Hampshire Heights and Salvo.

MOTION TO ADJOURN

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

All were in favor.

The meeting adjourned at 7:33 P.M.