



NORTHAMPTON HOUSING AUTHORITY

SEPTEMBER MINUTES
SEPTEMBER 15, 2025
Approved on OCTOBER 23, 2025

Members of the Northampton Housing Authority met via “Zoom” on Monday, September 15, 2025 at 5:30 p.m.

The Chairperson called the meeting to order at 5:30 P.M.
Upon Roll Call, those present and absent were as follows:

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

ALSO PRESENT: Matt Mainville; Sharon Kimble; Attorney O'Connor; John Wyda & Doug Kierdorf.

LTO COMMENT

Doug Kierdorf – Forsander – On September 14, 2025, the Forsander Tenants Association held a meeting and at the meeting the following was moved and approved. “The residents of the Forsander apartments would like a status update from Matt Mainville on the ongoing investigation into the misdeeds of Cara Leiper laid out in the whistleblower complaint. Furthermore, we the residents of Forsander apartments would like to speak directly to those carrying out this investigation, in order to inform them of our experiences with Executive Director Leiper and to express our feelings about same.” I will add that owing to the suspension of public comment at Northampton Housing Authority board meetings in the many months since the start of this investigation and the urging of the Chair for us to not speak about this matter, we fear that our voices are not being heard and taken into account. Forsander residents fear that we will have no input and we will be presented with a fait accompli when the investigation is complete. That was all that really happened at the meeting, apart from and congratulations to Northampton Neighbors Assoc. who gave us 25 new computers for residents, which we are very grateful to them for. They are a great organization.

John Wyda – Salvo LTO – I would like to formally invite the LTO president of Forsander, Doug Kierdorf and his crew along with Cahill to join us Wednesday at Apartment #105, if they would accept, we would appreciate it. We have one question asked by many of the tenants – when are we going to get back to person to person meetings instead of virtual?

Chairperson Carney – it is not something we can answer, just so you know, we can’t answer those questions right now but I am going to allow you to finish, I just did not want you to be expecting an answer tonight.

John Wyda – we are just getting ready for the State Convention in October.

PUBLIC COMMENT – SUSPENDED

APPROVAL OF THE AUGUST 2025 REGULAR MINUTES

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Jones; Commissioner Wood; Commissioner Tarbutton-Springfield & Commissioner Healey.

VOTING NAY: NONE

Therefore, Chairperson Carney approved the August 2025 minutes.

EXECUTIVE DIRECTORS REPORT

Matt Mainville – two things – there was an incident and I want to highlight the quality of the staff that the Northampton Housing Authority has. There were two incidents – one was at Salvo with a sewer backup and we had a car accident at McDonald House. The reality of it is, that we had a significant number of staff that stepped up, coordinated with Northampton DPW, outside contractors and made every effort to ensure that water was turned on in as prompt as possible time frame. This is work that happened during work hours and after work hours and I feel like they should be commended and it went across a whole host of folks. I know Sharon and I were there, we had maintenance guys and property managers and we worked with the Board of Health as well, so I just wanted to make sure that those good tasks get highlighted and to make sure you folks know that you have good folks that are working for you. The only other thing that I wanted to talk about briefly was the write-offs. I have been making it an effort of mine to bring to the board at least in my ED report the amount of write-off's we are having and I did not think it happened in August. In July and August we are writing off \$18,682.00 – just want to make you aware of that and that is pretty perfunctory stuff but I also feel it is something you guys should be made aware of. Also in the agenda we have unfinished business which is something that is few and far between, but as a way of explanation, those items that were picked up in the last board meeting post-incident need to be re-voted on. We reached out the Attorney General to get clarification around open meeting law and since some folks have been removed erroneously and not let back in post incident, the Attorney General thought we should go ahead and take a vote on those items that were moved last time to ensure open meeting law was not avoided and it should be very perfunctory. I know they all passed last board meeting but this is just an effort to make sure that we are well within the Attorney General's guidelines. Rest assured, the Attorney General opined that this would just be an effort to be very cautious as it relates to open meeting infractions, they are under Unfinished Business for your consideration and approval although they were considered and approved last time, so I am hoping it should go pretty quickly.

Chairperson Carney – thank you Mr. Mainville, I would like to move right on to the Unfinished Business but also to clarify that for the two Commissioners that were not present, Commissioner Wood and Commissioner Jones, I hope you had a chance to review the meeting that was posted on Northampton Open Media and had an opportunity to direct any questions regarding the financial presentation by our Fee Accountant, Gary DePace and if you do have some questions or comments as Mr. Mainville reads these resolutions, certainly just raise your hand so that we can allow those questions to be answered.

UNFINISHED BUSINESS

RESOLUTION 2025-10 – AWARD THE CONTRCT FOR RUBBISH REMOVAL TO THE LOWEST RESPONSIVE RESPONSIBLE BIDDER USA WASTE REMOVAL.

Matt read the resolution – USA Waste was the low bidder of \$227,739.97 for year one and year two, effective immediately.

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Healey; Commissioner Tarbutton-Springfield; Commissioner Jones & Commissioner Wood.

VOTING NAY: NONE

Therefore, Chairperson Carney approved the Resolution.

RESOLUTION 2025-11 – ACCEPT FY25 YEAR END FINANCIALS, CERTIFICATION OF THE TOP 5 COMPENSATION DOCUMENT AND CERTIFICATION OF COMPLIANCE WITH LEAD PAINT NOTIFICATION LAWS.

The resolution was read by the Matt Mainville.

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Healey; Commissioner Jones; Commissioner Wood & Commissioner Tarbutton-Springfield.

VOTING NAY: NONE

Therefore, Chairperson Carney approved the Resolution.

RESOLUTION 2025-12 – APPROVE THE 45 DAY MANAGEMENT AGREEMENT WITH THE HOLYOKE HOUSING AUTHORITY RETROACTIVELY TO AUGUST 8 PER EOHLA'S RECOMMENDATION.

The resolution was read by the Matt Mainville.

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Healey; Commissioner Jones; Commissioner Wood & Commissioner Tarbutton-Springfield.

VOTING NAY: NONE

Therefore, Chairperson Carney approved the Resolution.

RESOLUTION 2025-13 – APPROVE THE CERTIFICATION OF FY2025 SECTION 8 SEMAP.

Matt Mainville read the resolution.

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Healey; Commissioner Jones & Commissioner Wood.

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield.

Therefore, Chairperson Carney approved the Resolution.

Commissioner Tarbutton-Springfield – the question I raised last month, I understand about rents being approved and settled, but the progress of the buildings that people live in, it doesn't seem par to pay the rent that they are being prescribed to pay.

NEW BUSINESS

RESOLUTION # 2025-14 – AWARD THE CONTRACT FOR ROOF REPLACEMENT AT SALVO HOUSE TO INGLEWOOD DEVELOPMENT CORPORATION IN THE AMOUNT OF \$2,681,280.00 THE LOWEST RESPONSIVE RESPONSIBLE BIDDER.

Matt Mainville read the resolution.

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

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Healey; Commissioner Jones & Commissioner Wood.

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield.

Therefore, Chairperson Carney approved the Resolution.

Commissioner Tarbutton-Springfield – I heard you say effective immediately – when will this happen and how long will it take? Because anybody that comes into the cafeteria beware and this has been going on for awhile, the roof leaking, it is really getting to the point that it should have been done two years ago, in my opinion, maybe even a while back. So win, win and how long?

Matt – I was talking to Peter this morning about our expectations and that as soon as this is done we will provide notification to EOHLC tomorrow morning that the Board approved it. Hopefully we will provide a notice to proceed and contracts shortly thereafter. We are hoping to hit this building season if all things come out equal. The only thing I would say is that there are a lot of delays as it relates to product delivery and our intention is hopefully this building season depending on the delivery of materials. The other thing I will say is it looks like a big number, but this also includes increased amount of insulation in the roof and also talks to the idea of updating the air conditioning that serves the community room.

Commissioner Tarbutton-Springfield – so that was the other question – so this is the air conditioning not mini splits in that area?

Matt – no, should be air conditioning.

Commissioner Tarbutton-Springfield – have you ever worked with these people before – Inglewood Development?

Matt – yes, actually they did the construction of our first phase of South Holyoke Homes.

Commissioner Tarbutton-Springfield – say no more.

RESOLUTION #2025-15 – APPROVE ADOPTION OF THE 2026 HAMPSHIRE COUNTY FLAT RENTS AND FAIR MARKET RENTS AS PUBLISHED BY HUD.

Matt Mainville read the resolution.

Commissioner Wood put forth the motion to approve, seconded by Commissioner Healey.

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Healey; Commissioner Jones & Commissioner Wood.

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield.

Therefore, Chairperson Carney approved the Resolution.

Commissioner Tarbutton-Springfield – most recently we started doing something with Hampshire Heights and the windows that we voted for. So you are asking for the increase in rent but my question is, how is the situation with the basement? Is it still raining in the basement? How are the issues dealing with mold and all kinds of irritants – is that being cleaned? I have a hard time with this – how is the building and the people?

Chairperson Carney – before you answer, Director Mainville, this is for HUD guidelines, am I correct?

Matt – right.

Chairperson Carney – ok, so how does that relate to Hampshire Heights?

Matt – it does not relate.

Commissioner Tarbutton-Springfield – Hampshire Heights adoption 2026.

Matt – Hampshire County.

Commissioner Tarbutton-Springfield – hello, sorry, thank you.

RESOLUTION # 2025-16 – APPROVE AWARD OF \$10,400.00 TO GROW FOOD TO ALLOW CONTINUED ACTIVITY AT NHA PROPERTIES.

Matt Mainville read the resolution.

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

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

VOTING NAY: NONE

ABSTAIN: Commissioner Tarbutton-Springfield. & Commissioner Wood.

Therefore, Chairperson Carney approved the Resolution.

Commissioner Tarbutton-Springfield – I have as an individual and as a tenant at Salvo, collectively benefitted greatly from Grow Food Northampton. I call them angels, they have brought the community together in ways I can't even explain where people come here and they are eating fresh fruit. I knew there were funding problems and I am so happy that NHA would take the lead and say we want to keep that going. We want to keep our residents that are participating in the gardening and having a voice in their food choices. If any of you board members could come on a Thursday morning, they come here at 10:00 a.m. and the line is outside waiting at 9:30 a.m. and then they go to Cahill and McDonald. It is a community, so please, even if I can't vote on this, please, please, keep this going, I think they are amazing.

Commissioner Wood – I also think I have to abstain from this and I will tell you why, but I also want to echo that I think it is an unbelievable community asset that provides more benefit than the dollars can possibly describe. My wife did a lot of the work for the food delivery at Grow Food Northampton for a period of time and is now a lessee. She is a farmer, she has Flower Work Farm. Grow Food is a tremendous organization, it is an unbelievable community asset, but I probably should abstain because of that particular personal connection.

Commissioner Healey – my husband is also a lessee.

Chairperson Carney – we may not be able to have a quorum.

Commissioner Wood – does he basically have a community garden plot?

Commissioner Healey – yes.

Commissioner Wood – my wife is a lessee actually of Grow Food Northampton. I don't think a garden plot would be an issue.

Matt – I just unmuted Attorney O'Connor just so that we can get a sense of whether Jo-Ella, because you take advantage of the end product, is there a reason to Abstain?

Attorney O'Connor – I don't think so, it needs to be much more of a direct connection between the community and whatever the issue is. From what I am hearing from Commissioner Wood, there seems to be a conflict there, but I don't see any issue with respect to Commissioner Healey or Commissioner Tarbutton-Springfield. That said, it is certainly their decision to be made and if they are uncomfortable voting on it they should Abstain, but I don't see any reason why they would have to.

Matt – if we have three people Abstain we might not have a quorum.

Attorney O'Connor – as long as there is a quorum present, even if one commissioner votes yes, the motion would carry.

Commissioner Tarbutton-Springfield – Tom, my question is that I have suggested them for a grant in another organization that I am with in environmental justice, that was the reason why I thought I should abstain.

Chairperson Carney – this is something that the Northampton Housing Authority can be very proud of in terms of having this very strong cooperative relationship with a community group that is also very visible and so helpful in the community and whose populations we share. We are both delivering to vulnerable residents who might be in need of better food security. I really appreciate that we are continuing our support of Grow Food Northampton and thank you for bringing the resolution forwards.

ADJOURNMENT

Commissioner Wood put forth the motion to adjourn the September 15, 2025 meeting at 6:05 p.m. seconded by Commissioner Brooks. All were in favor.