Approved in June 2026
–MAY 18, 2026
MAY MINUTES

Members of the Northampton Housing Authority met via "Zoom" on Monday, May 18, 2026 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 Healey; Vice-Chairperson Tarbutton-Springfield; Commissioner Jones; Commissioner Nash; Commissioner Abrashkin & Commissioner Wood arrived at 5:32 p.m.
ALSO PRESENT: Sharon Kimble; Doug Kierdorf; John Wyda & Michael Kane.

CHAIRPERSON UPDATES

Chairperson Healey – the hiring committee, which is made up of 3 tenants – JoElla Tarbutton-Springfield, John Wyda, Salvo LTO president & Doug Kierdorf who is Forsander LTO president and two other commissioners – Patty Healey and Hank Abrashkin. We reviewed 19 resumes, we did a screening interview about 9 days or so ago, it was a very long day. The majority opinion of the screening committee is that we will bring 4 applicants to the Board when we set a special meeting for final interview, deliberation and vote. That will be a public meeting, just like this public meeting, anyone in the public can attend. A couple of things we are doing to have residents' maximum input, is we have set up about 7 meetings in the next week for about an hour to two hours in each of the 7 facilities. Any board members and committee members of course can go. Any members of any other buildings can go to any of the sites and I am going to state them for the record.
Forsander – had their meeting on Sunday evening (May 17, 2026).
Tobin Manor – May 19th from 2:30 – 3:30 p.m.
Walter Salvo – May 20th from 9:00 – 11:00 a.m.
Cahill – May 20th from 11:15 – 1:00 p.m.
McDonald – May 20th from 2:00 – 3:00 p.m.
Hampshire Heights – May 21st from 11:15 – 12:15 p.m.
Florence Heights – May 21st from 1:00 – 2:00 p.m.
I did not yet schedule anything for the hill towns; we have encouraged them to come to the other meetings if they can. Tenants will be able to review all 4 of the applicant's resumes, they are printed and ready as well as the qualifications. I think it was Lisa who may have printed up the qualifications for the last meeting. Residents can openly discuss and share information. Commissioners who are present would like to have real input, hopefully written down so we have a record. Also, we would like to have those questions that people have that they want the commissioners to ask the applicants in the meeting. You can also get questions to any of us on the committee at any time afterwards up until we establish the time of the meeting. Again, maximizing tenant input is of paramount importance to all of us. JoElla, Doug and Ben have been guiding us through this process, and they will be present at various meetings. I confess, I set up the Walter Salvo meeting without consulting John and I want to apologize publicly for that. I just put together a schedule that I could work with and get it posted as quickly as possible. There will be another officer there, I will be there and I am sure JoElla will be there too. A couple of things that our committee has not fully established, one is the date of hire which must be available. We have been

discussing it, we know it must be very soon, we are at the end of our period of time that our interim Executive Director can fill this period, so it is pretty essential that we figure that out, we haven't yet. We did not discuss relocating to the area for any of our applicants, so we have not made any determination, it is just going to come up in the public meeting. I want everyone to remember that anyone who is hired must be hired only for one year. It is a one-year contract that can be renewed but that is part of the law that defines how we do this process and I think all of those applicants will know that already, we will remind them, but they are all from Housing Authorities. Although we will involve people as much as possible, the final decision and vote rests on the shoulders of the Board. The Board makes the final decision and will vote on that. We are in the middle of doing references and we have to do a Corri and probably do a full review of the applicant.
I just wanted the Board to know NHA has a long standing relationship with Valley CDC, they have been in touch with us several times over the past year or so about re-looking at a contract that we share with them. There are some condo's owned by Valley CDC, there is a 20-year-old contract NHA has with Valley CDC for 4 units in this complex. It is incredibly complicated to figure out how to sort of process what they need to have done and how to manage those 4 units. They have a lot of questions, but we have been talking about it, there is a lot of research that must go into it. I just wanted to let you know that is going on and we don't have an answer yet, so you may hear about that out in the public.
Commissioner Wood – thank you so much for all of the work that you are doing and all the work the committee has done, it is a tremendous amount of work and thanks for getting this down to 4 folks. I received an email and I just wanted a point of clarification – Hampshire Heights has their own session, is that correct?
Chairperson Healey – yes.
Commissioner Wood – when the notices went out were they posted like where the location was going to be within each facility?
Sharon – yes.
Chairperson Healey – I think on Hampshire Heights it didn't say Community Room and I did send that out to a couple of Hampshire Heights folks. Building 19 community room, I know that was something that wasn't there for them.
Commissioner Wood – can I ask Sharon if she can do another notice to the Hampshire Heights folks to clarify exactly where it is going to be?
Sharon – I believe we did a notice to Hampshire Heights outside and we did 2 robo-calls.
Commissioner Wood – and it said exactly where it was going to be within Hampshire Heights?
Sharon – I believe it said community room because that is the only place any of them could have it, space wise.
Vice-Chairperson Tarbutton-Springfield – I have the notice and Ben, it doesn't say where, I think that is vey helpful. I just have to piggyback on that, if we are going to do some changes, can we also put this in Spanish? We have a large Spanish speaking group of people and robo-calls, can they be in English & Spanish, just to be more transparent and inclusive, if that is at all possible.
Chairperson Healey – I think the Executive Director will have to look into the robo-calls in both.
Sharon – yes, I need to see if it can be done and the people who do the robo-calls which are Danielle, Angel and Jose; all 3 are on vacation. We had planned to do the last robo-call today which went out to all the tenants because the first one is tomorrow, Tuesday, and we had sent out notices. I can definitely get notices out, I can see what I can do about a robo-call, but I can't promise that.
Chairperson Healey – in the future we will have to really make sure that we do this for all of our communications around this process.
Vice-Chairperson Tarbutton-Springfield – point of clarification – wasn't the first meeting held yesterday at Forsander?

Chairperson Healey – yes, you were there.
Sharon – and it was announced.
Vice-Chairperson Tarbutton-Springfield – I just thought you said the first meeting was going to be **at** Tobin.

LOCAL TENANT ORGANIZATION REPORT

Doug Kierdorf – Forsander – we had a meeting yesterday and we passed amendments to our bylaws, really just to make them, first of all, to bring our fiscal year coincident with the fiscal year of the Housing Authority which was kind of a silly thing that we did when we set it up and changed the tenure of the LTO Board from 2 year to 3 year starting with the next Board, not for our own. That vote came at the end of the long session talking over the candidates for Executive Director and going over their qualifications and considerable heated discussions and strong opinions offered by almost everyone present.

John Wyda – Salvo – we are looking forward to our meeting tomorrow at 9:00 a.m. and the tenants have two big concerns – our elevators and trash rooms are down and they want to know what the status is?
Sharon – the parts for the trash have to be built, they gave us a lead time of about 3 weeks. On the elevator – they are waiting on the part for the whole control door which I am hoping won't be as long as the trash compactor but we are still waiting. Both are out for repair and there is nothing I can do until we get the parts.
John Wyda – the elevator company has to put the parts in, correct?
Sharon – yes, the whole control door. In the trash compactor, the whole thing is being re-built and they are going to rebuild most of it at their factory and when they come to Salvo, they have one last thing to build when they connect it.

PUBLIC COMMENT

K.C. - McDonald – I have been here for 7 years and I have issues that are unbecoming of a Housing Authority committee member, and Sharon is aware of it. Are we going to be able to view the resumes of the 4 candidates before the meeting, before we speak on it? I think it would help us out if we can see this beforehand. Of course, the key policy is still a pain in the butt and different properties have different key policies and I would like to know if it is across the board. There seems to be different key policies for different tenants in this building. I love the idea of Spanish, I know we have dedicated Spanish translators in my work groups and we did have a meal here sponsored by HCPFC and Mass. in Motion, it was very well attended we enjoyed it.
Chairperson Healey – yes, you will have all the resumes to read before everything starts.
Migdalia – McDonald – at last month's meeting I reported an accident with the windows that was very hazardous and dangerous. I talked about it briefly last month and what I want to touch on is, I went around, because I am very concerned not only for me, because my finger got cut and I have several stitches and it is still in the process of healing. Not only am I concerned about me I am also concerned about the tenants at McDonald with the windows. I went around and started a petition and I started from the 7th floor, I believe there are 8 apartments on each floor. Out of 24 apartments I got 15 signatures and they can't open the windows, they are broken. They are barricaded because they haven't used the windows in so long that they feel they need no fresh air to come in. Again, this is health, right? I would like this put in the 5-year plan if possible.
Lisa Morales - Cahill – I would like to thank Commissioner Jones for his nearly 20 years of service, I think this is his last meeting, so I wanted to make sure we mentioned that. John, you mentioned that your meeting is tomorrow, but it is not, it is Wednesday. I did attend the Forsander meeting, I really appreciate how much we are going forward to try to make things inclusive, but I think it is feeling quite

performative. We were really only given minutes, literally a minute or two to read the resumes, I am a vey fast reader and I had trouble with that. They were spread out among many, many people. I don't think I even got to see one of them, so I would request that we at least have resumes available at the main office that could be reviewed beforehand, it is not possible to get a good reading on this. We are also not given the minimum job requirements, we are not given the rubric by which we are supposed to compare people, so we don't know what we are measuring against. It may look all well and good, but it doesn't matter if we don't know what the qualifications of the job are. I ask that we be given that as well. I was able to find it online but I wasn't able to read it, so it is very important that people know what the job qualifications are, which is different than a job description. The little cards we were given, we were told flat out they may or may not be read by anybody, ever, and that is just really dampening for people to think they are going to these meetings, fill out the cards and no one is ever going to see them. I do think tenants should be treated differently, because the regulations say that tenants have the right to address the commission, and it should not be restricted to public comment.

Doug Kierdorf – Forsander – I think Lisa makes a good point. We had 5 copies of each of the resumes and we had over 20 people at the meeting which meant people had to share the resumes and the meeting went on for over 2 hours and I think people did have a chance to glance at them. I read out the cover letters and statements from the candidates, so everybody at least got to hear that. I think it is correct that it would be very helpful if people could see them beforehand and there is also the fact that they had to be handed back at the end. We couldn't just hand them out and people could go home and read them. We did the best we could, we did hand out the job description to everybody, and I don't know what else we could do about that. I think we did afford the residents a chance to know how this process is going on and the business about when I said that people's questions might or might not be read, I was saying that if we got 100 of these questions for each candidate, they are not all going to be able to be read out. We are going to have these candidates for half an hour a piece maybe? Someone will have to select which questions get read. I did not mean to imply that we don't care about your questions.

Chairperson Healey - I can certainly print more resumes and I will. The agreement with the candidates is that we would share their resumes and collect them at the end of the meeting, that we are not distributing them widely and that is why I ask for them to come back to me at the end of the meeting. The questions, I would say with the 20 plus people at Forsander, Doug only gave me one card and I don't even think it was a question, it was just comments. You were absolutely right, Doug, any questions that people have that they think we need to ask, please send them in to us because it will be the Commissioners who will be asking those questions in the end. If there are duplicates we won't ask everybody's questions, but we will try and ask all the questions that we may have missed in our screening interview in any other way.

Vice-Chairperson Tarbutton-Springfield – Jim Nash, if you can help me if I heard this right, I was meeting with the Mayor and they said something about if you are sending out the resumes, you must legally have permission of the applicants to do this. Did I hear that right, Jim?

Commissioner Nash – I don't recall that. I spent my career dealing with employment for young people and once you create a resume it is basically a public document, that you are making something that anyone is going to look at and I understand we have a policy that we have set up within this process to collect the resumes and therefore moving forward we are going to need to do that because in fairness to the process that we have set up, that is what we have to do.

Chairperson Healey – I did obtain permission from all of them to share resumes, I can email them and ask if they can give permission to share their resumes widely with the tenants, it is fine with me, I will do that at the end of this meeting.

Commissioner Nash – you guys are doing great on this search committee. It is so much work; this is a process that is out of the normal. This is not a normal interview process that a lot of us have been

through. It is public, you are making efforts to include as many people as possible, and I think adjustments will happen along the way to make sure everybody feels included.

APPROVAL OF THE APRIL 2026 REGULAR MINUTES & FY27 FEDERAL ANNUAL PLAN MINUTES.

Commissioner Jones put forth the motion to approve, seconded by Commissioner Nash.
VOTING YAY: Chairperson Healey; Vice-Chairperson Tarbutton-Springfield; Commissioner Abrashkin; Commissioner Nash; Commissioner Wood & Commissioner Jones.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the minutes.

Vice-Chairperson Tarbutton-Springfield – for clarification and I think we did it tonight, there are only (2) LTO's and so if someone is speaking on another property that is not LTO recognized, we just need to get that straight away because I got a call or I got some information saying to please bring it up. I thought someone would be here in the public to talk about it, but it says LTO comment on the first page of the minutes and it was talking about Cahill, we just want to be clear, we are dotting the I's and crossing the T's, so let's do that. Also, about tenants, it did have tenant representation and I wanted to make sure that was clarified from what I could read it seemed like there was no tenants involved and they were actually involved and I just want to thank you for going above and beyond to support participation, including going to a building to help people get on that, so it was a concerted effort to include tenants and I would like the record to show that.
Chairperson Healey – I just want to make sure I understand, in the minutes you want to make sure we said that in the last meeting that tenants were there.
Vice-Chairperson Tarbutton-Springfield – I read that it did not happen or where were the tenants. I wanted to say we did everything we could, I think, above and beyond in many ways. I will find the particular one and send it to you.
Chairperson Healey – I think the recording will reflect whatever people said, anyway.
Vice-Chairperson Tarbutton-Springfield – I wrote a record to reflect a clarification regarding comments made during public comment concerning LTO participation in the executive director search process. As someone who serves on the ED search committee, both Forsander & Salvo, LTO presidents have actively participated in the process including interviews and committee discussions. The search committee itself includes strong resident representation with 3 residents serving on a 5 member committee. I also want the record to reflect that Chairperson Healey went above and beyond to support participation by holding executive director search committee meetings in the Salvo LTO office to help ensure residents & LTO involvement.

EXECUTIVE DIRECTORS REPORT

Sharon – McDonald House update – in May the McDonald House community experienced a tragic loss when a resident died on the premises. This incident had a profound impact on residents and staff and our thoughts remain with all those affected. In the days that followed our residents and myself responded as quickly as we could with care and compassion by organizing two community meetings for McDonald residents. These gatherings were created space for residents to come together, receive support, learn about available resources and connect with supportive services. Our goal was to ensure that residents were not facing this alone with difficult moments and to have access to the proper assistance and guidance that we were able to give them.
On a happier note, we did our Mother's Day luncheon at all the sites. All the mothers were given flowers and we had a great turnout at all of the events, I was happy a lot of people showed up for that.

Salvo update on the elevator and trash compactor. It has all been approved, we are just waiting for the controller door and waiting for the trash compactor to be built. The roof is in process right now.
Vacant units – I am excited to share Kaitlin Dupont has joined Northampton Housing as our application manager for CHAMP and for the federal listing. Kaitlin returns to NHA after seving as property manager at the Easthampton Housing Authority and has already spent the past two weeks actively pulling the list in CHAMP, advancing applicants through the waiting list. Last month I told you we had 15 units that were ready to go and since then she has 4 currently active lists. She has moved one family in, and she is moving another one in next week and 2 more the following week; 5 on June 1st and another 3 on July 1st. This is all a given because the people are giving a 30-day notice to their current residence. Some of that could change if something comes back in their background that disqualifies them, but right now it looks really promising. She has an active pull list as soon as Tony, the director of maintenance, gets more units ready. We are moving forward and we are pretty happy with the progress that we have made, it is a lot of work.

OLD BUSINESS
NONE

NEW BUSINESS
MOTION – TO ACCEPT QUARTER 3 FINANCIALS ENDING MARCH 31, 2026 PRESENTED BY FEE ACCOUNTANT MICHAEL KANE
Commissioner Nash put the motion forward, seconded by Commissioner Jones.
VOTING YAY: Chairperson Healey; Commissioner Abrashkin; Commissioner Nash; Commissioner Wood & Commissioner Jones.
VOTING NAY: NONE
ABSTAIN: Vice-Chairperson Tarbutton-Springfield.
Therefore, Chairperson Healey approved the Motion.
Michael Kane presented the financials with spread sheets for everyone to see. Administration other is over by about $36,000.00 for IT support and subscriptions.
Sharon – we upgraded, we were on 365 which is a very old system for excel, word and outlook. We had to make the switch or we were told our email was one day going to die and we would lose everything, so we are on a new 365, we had no choice.
Vice-Chairperson Tarbutton-Springfield – when I say legal – is that the legal fee we paid Pinder, I thought it was a different amount, I could have heard it differently.
Michael – JoElla, this is the total legal expenses by program, so it is not just one legal bill, it is every single legal bill that NHA has paid fiscal year to date.
Vice-Chairperson Tarbutton-Springfield – I get the different properties but I am questioning where is it that administratively that we paid for a lawyer and how much for that?
Sharon – it is multiple lawyers, it is Tom O'Connor, Brown & Brown; different lawyers we have used.
Michael – that would be general ledger detail by vendor, this is top level where it is showing by program, how much in legal is spent across each program for every single attorney, or legal issue, whether it is an eviction for a 400C program or 689, etc. Year to date is $165,451.00 across all programs.
Commissioner Nash – thanks for doing this, having the percentages is really helpful. Basically, we are on track to not run a deficit, so our finances are generally looking good. I see a third of these are in surplus, a third are in deficit and a third are on target. The third on target seems largely to do with employee salaries and cost. The surpluses and deficits seem to have to do with the timing of services like insurance or costs for purchases, etc.
Michael – explained extraordinary maintenance, equipment purchases, etc.

Commissioner Nash – so our budget is on track, it doesn't look like any category outside of legal is going over by end of the year and it doesn't look like any other category will be going over.
Michael – went over the 400C program.
Commissioner Nash – I noticed with a lot of the employee expenses, they were running in the 40% category still left to spend, is that largely because there is a pay period….
Michael – no, just remember we don't have a formal Executive Director, Sharon is the acting director, so that salary is not being spent and a couple of administrative positions are still unfilled by Sharon's team. When you look at employee benefits, that should be a surplus as well because those positions are vacant.
Commissioner Wood – when you look at the consolidated expenditures and there is a total surplus across all budget lines, all of that money goes into the surplus calculation that you were describing – are there any line items that revert back? Are there any specific line items that is use it or lose it money?
Michael – each program has their own operating reserve, or surplus that we close out, I just want to make sure that everybody is aware of that. When we are talking about the 400C program, which is State, it is not like this entire surplus gets closed out. This is the entire surplus for all the programs across the board.
Commissioner Wood – if there is a surplus in all of the lines, that rolls over into the next fiscal year?
Michael – correct. The only thing that would be worrisome, is if we ever go above 100% of our operating reserve then our subsidy will get decreased by that amount, so we never want to do that.
Commissioner Wood – this is a fairly rosy financial picture; it is very good.

MOTION
TO ACCEPT THE CERTIFICATE OF SUBSTANTIAL COMPLETION AND CERTIFICATE OF FINAL COMPLETION FOR ADA BATHROOM CONVERSION-HAMBLIN COURT.
Commissioner Nash put the motion forward, seconded by Commissioner Jones.
VOTING YAY: Chairperson Healey; Commissioner Abrashkin; Commissioner Nash; Commissioner Wood & Commissioner Jones.
VOTING NAY: NONE
ABSTAIN: Vice-Chairperson Tarbutton-Springfield.
Therefore, Chairperson Healey approved the Motion.
Sharon – this is a full ADA bathroom conversion at Hamblin Court.
Vice-Chairperson Tarbutton-Springfield – I would have liked to have had some photographs because I don't know Hamblin Court, which unit, whether the unit is currently occupied, whether the resident was impacted, or any narrative from the staff or the vendors explaining the project outcome. For me, I don't want to do something sight unseen and I appreciate the importance of ADA accessibility and the improvements, and I am supportive of those efforts generally. However, as a matter of governance and oversight I do not feel comfortable voting on property related completion certificates sight unseen. The packet contains the legal completion documents but not a visual narrative summary or explanation of the actual work performed at Hamblin Court. In the future I would appreciate either photographs, a brief project summary or an opportunity for commissioners to view the completed work before final acceptance. I appreciate all of that, I hope it passes because I am going to have to abstain again.
Chairperson Healey – Sharon, do you want to arrange to provide some information to the commissioner even though we are going to vote on this now?
Sharon – not really, this is already approved in our CIP every year, these are projects that are approved by the State, this is what we need to do. I don't know that they have photographs.

MOTION

TO ACCEPT THE IMPLEMENTATION OF SUMMARIZED BOARD MEETING MINUTES BE INCLUDED IN MONTHLY NEWSLETTER DISTRIBUTION ACROSS ALL NHA PROPERTIES AMENDMENT – THE PROCESS COULD BE DISCUSSED AND DETERMINED BY COMMISSIONERS NASH AND TARBUTTON-SPRINGFIELD TO INVESTIGATE HOW TO PROCEED WITH THIS IMPLEMENTATION.

Commissioner Tarbutton-Springfield put the motion forward, seconded by Commissioner Jones.
VOTING YAY: Chairperson Healey; Vice-Chairperson Tarbutton-Springfield; Commissioner Abrashkin; Commissioner Nash; Commissioner Wood & Commissioner Jones.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the Motion.
Vice-Chairperson Tarbutton-Springfield – I move that the Northampton Housing Authority incorporate a summary of approved board meeting minutes into the monthly newsletters which are distributed at each NHA property in order to ensure that residents are informed of board decisions, updates and matters affecting their housing community. I think it would stop some of the questions that are asked if people had an idea what was going on, so that is why I suggested that.
Chairperson Healey – when you say summarized board meeting minutes, are you talking about just the motions, what we have approved? There are LTO reports, the Executive Director report.
Vice-Chairperson Tarbutton-Springfield – some of the meetings are 8 pages long. I am a note taker in many different places so as a summarized version of it, but if we also said these meetings can be viewed on You Tube at this channel 57 or something like that. I am basing it on other places that minutes are available for residents. I am thinking that we wouldn't have to go through a major expense to do it, we could just include it there, we can include it as an insert, if need be, or with the longer minutes, give it to each property and they can put it on their bulletin board.
Commissioner Jones – historically, we have done that, I think with the previous Executive Director Jon Hite, the minutes were usually generated within 2 weeks and went up on the bulletin board, so folks basically had 2 weeks to pay attention to them if that was their desire and then they were taken up at the regular board meeting. That said, I don't think the minutes in those days were as exhaustive as some of the stuff we are getting now, where you are basically transcribing a recording word for word, so that is how you get up to 7 or 8 pages. I think the stuff I am talking about was probably half of that.
Commissioner Abrashkin – who would prepare this summary, please?
Chairperson Healey – right now I don't think we have a full staff to do it, Sharon do you?
Sharon – I know that Deb already does a summary listening to this and she is a retiree and she has been working part time for us at the other Housing Authority and doing our minutes. I know she won't, if I go to her and say can you take these minutes and make them even littler, she is going to tell me no way, because this is already a big job for her. She has to listen to the recording, look at the writing and try to get everything in there, because like Jeff said, these minutes are a lot different, there is a lot in here, unlike the past where it would be a page or two, hence why they take longer, but we do post them on the website and I have no problem posting them at the sites when they are done, but they do take a while for Deb to do.
Chairperson Healey – what do you post, is it the entire package of minutes?
Sharon – on the website the minutes go up as approved, all of the approved minutes are on there.
Chairperson Healey – so the whole recording is there?
Sharon – not the recordings, those are on the city website, all of them go there, I send them there.
Chairperson Healey – so, Commissioner Tarbutton-Springfield would like a broader notice to put in the newsletter, would it be whatever is posted on the website, could that be then posted in those newsletters?

Sharon – no, it is the minutes that are posted, we literally download it from our directory and upload It onto our website, the approved minutes which would be what you just approved tonight, they will go onto the website as approved minutes, once Deb gets it tomorrow, whether we have to change anything, she takes that draft and moves it to the next directory for someone to upload it to the website as approved. Nothing changed, it is not summarized.
Commissioner Nash – I am all for better communication and getting residents better informed and this may need a little more discussion as to how exactly we can effectively do this. It sounds like we have a newsletter that goes out, we know we have minutes that we generate and they are pretty lengthy and they are probably not what residents really want to see, like a transcript of what I am saying right now, but they would be interested in a summary and I am not sure we are going to figure that out tonight but I would be happy to talk about it with JoElla on how to develop that. I think this is on Sharon's side of the partition, we can suggest things, but it is up to the administration to figure out how to implement – how to get minutes out to people. It may be something as simple as a QR code on a bulletin board that links directly with the website and where the minutes are.
Vice-Chairperson Tarbutton-Springfield – I think that is great. I am in many groups and boards and I do this all the time. I just did the summary for the Bridge Street meeting right before I came here. It sounds daunting and it really isn't now with technology. You can get Otter Notes, they can summarize it. I get a little nervous when you are like, well, the person is not going to do it. Well, if worse comes to worse, then I will do it.
Chairperson Healey – Commissioner, would you accept a friendly amendment to the implementation of summarized Board meeting minutes be included in the monthly newsletter distribution to add that the process could be discussed and determined by perhaps, Commissioners Nash and Tarbutton-Springfield to investigate how to proceed with this implementation? Jim, you did offer.
Commissioner Nash – I am in, I think we can experiment with a QR code and we can try a few things at Salvo all on our own and see what happens.
Chairperson Healey – do you agree with that Commissioner Tarbutton?
Vice-Chairperson Tarbutton-Springfield – I most certainly do.
Sharon – Jim, if you go to the website, go to "About", then Boardroom, if you scroll down, it has the minutes.
Vice-Chairperson Tarbutton-Springfield – thank you for that because this is fairly recent within the last year, maybe, Sharon since you came in here.
Sharon – we have been working on making the website better.
Vice-Chairperson Tarbutton-Springfield - I worry that it has got to be a where is Waldo kind of thing on the website, where people who don't navigate for fun can look and find it, so I am excited to work on this. Thank you.

Chairperson Healey – I just want to take a moment to thank Jeff Jones for his decades of service to the Housing Authority through multiple Executive Directors, Mayors, Board members, also for all of your help to me, I think for the last year and a half. I could not have survived without you.
Vice-Chairperson Tarbutton-Springfield – one of the things I wanted to thank Jeff Jones for was, we had a very important resident who lived here for many years, he ran for Mayor 10 times, and he did not win, but he passed away, it will be two years in November. I was in charge of putting the tribute together and I was a wreck. This guy and I agreed on nothing, but I loved him dearly and I was very pleased to see you there, Commissioner Jones, not only were you there but you spoke because this is what he wanted, he asked me to set it up, he told me all this stuff to do. You came, you did not disappoint and you spoke about it. I think you made him smile by all the wonderful things that we did and said about him and how much he meant to us and that was just a very beautiful thing.

Commissioner Jones – Patty, thank you for those comments and I am still available. We can grab a cup of coffee or something with my schedule, but it has been a long run. Thank you, JoElla, for the comment, I was very deeply moved to go to that, I thought it was well done that day and that is the kind of stuff we should be doing and that particular person was an institution at the Housing Authority and he always had an opinion and I listened to a lot of them right up until the end, but that is who he was. I think Commissioner Nash was there the same day. In general, we need more Public Housing, not less. I look forward to the day when we can improve the numbers not only in Northampton but statewide for public housing. I do worry about increased privatization under the guise of so-called affordable housing that doesn't really match what it purports to represent. I am not going anywhere in the community, I live here, I like living here, I am just shifting gears a little bit and I am still president of my local union and I am still on the executive board of my area labor federation and I will find other things to get involved in. Thank you very much everybody and for everything that you do.
Commissioner Wood – thanks, Jeff, for all your years of service.
Commissioner Nash – thank you, Jeff.

MOTION TO ADJOURN

Vice-Chairperson Tarbutton-Springfield put forth the motion to adjourn the May 18, 2026 meeting at 6:42 p.m. seconded by Commissioner Abrashkin. All were in favor.