Approved Minutes

September 21, 2026

Members of the Northampton Housing Authority met via "Zoom" on Monday, September 21, 2026 at 5:30 P.M.

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

Upon Roll Call, those present and absent were as follows:
PRESENT: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.
ALSO PRESENT: Sharon Kimble & Attorney Thomas O'Connor.

LTO COMMENT
Doug Kierdorf – Forsander – Kate – you are from Hampshire Heights?
Katie Rose – yes.
Doug – it is my sad duty to inform you all that a week ago Sunday, Steve Chaput died at a hospital in Boston. The LTO was revived at Forsander which was his doing more than anyone else. He had lupus and long Covid and I wanted to note his passing. Now that there is no danger of retaliation against him, I would like to announce that the resolution that the Forsander Tenants Association passed in August calling for the results of the investigation of Cara Leiper and her misdeeds to be made public was actually Steve's idea. He proposed this at a Forsander Tenants Association meeting, and I did the editing work to turn it into elegant English, but it was Steve's idea, so this is very sad for us. Also, I received an email from Chair Healey sent yesterday in which she says that the Governor's transparency policy and the idea that there should be no non-disclosure agreements and what not, excludes all authorities by statute such as Housing Authorities and I have to say this is preposterous. What is the point of a policy of transparency if you are not going to have transparency? Further, I quote – "the separation agreement between Cara Leiper and NHA does not include an NDA (non-disclosure agreement)." There is a "non-disparagement" agreement between the parties, meaning that neither the NHA nor Leiper will say bad things about each other, I guess. This is clearly a distinction without a difference. Does this mean that the parties may disclose details of the agreement? As long as they don't say bad things about each other; if so, please do. "The investigation report is not public record subject to disclosure." That is a quote from the letter, so after shelling out $120,000.00 for this investigation, the taxpayers don't get to see anything that is in it. Also, there is a claim that this is Attorney-Client privilege, and I would hope that during this meeting sometime, a member of the NHA board tells me who is the Attorney and who is the client in this agreement. I would also remind everybody that for the entire period of this investigation, over nine months, public comment was suspended so that residents could not make their voices heard and I know many were frustrated by this and a number of complaints about the former Executive Director went unheard and there are a legion of them. Members of the Forsander Tenants Association Board have not yet had an opportunity to arrange a meeting with Chair Healey, but will do so in the near future, we have some personal issues to deal with ourselves. We are sure that Chair Healey is as anxious that this whole matter is handled transparently as we are. Thanks very much.

PUBLIC COMMENT

JoElla Tarbutton-Springfield – Salvo – I want to acknowledge there was a memo sent out to Salvo and I am sure it was sent out to other residents about a gathering, I think that is a wonderful idea and additionally, they asked for input from residents. I think that is a great idea and an important step toward greater resident participation. I am no longer a member of the Board, and I have resigned from a number of groups but I am still on medical leave from Mass. Union, and I shared with them an idea that I had. I want to put it on public record that I would like NHA to bring to NHA a monthly resident recognition program, perhaps we can do a pilot program here at Salvo. Too often, public housing residents receive attention when something goes wrong. I would also like to recognize residents who are good neighbors participating in their community, following the rules, contributing to making their housing a better community. It doesn't have to be expensive or complicated. Sometimes, simply being recognized and appreciated matters. There are many people who are doing the right thing and love their community and want to make it better, so let's try to do that, let's get together.
KC- McDonald – hi everybody, welcome Katie. I agree with the transparency thing. I have no idea exactly why Miss Leiper is gone, and I know a lot of people are interested in it. Personally, whatever she did, I have to trust your judgement, but seriously we would like to know. We would like to know a lot of things, especially from property managers and such, we don't really get stories about things. The only thing we hear is when they ask us to do things – they ask us to jump, we say how high. Like JoElla said, there is no reward whatsoever for any good work. I encourage you all to consider transparency. I mean how is it going with the Mass Union thing, have you got people clamoring to go? You told me that you could not send me and another tenant concerned, because you would have to send everybody. I am curious to know who is going, who is interested in it, because I imagine it is breaking down the door to get to it, so let me know and let me know about this transparency thing, there is no punishment, actually, for being transparent that I know of and between tenants, too. If there is a beef between tenants wouldn't you rather it be resolved before you get the court system involved? It is nuts that you can't resolve petty conflicts. I think it should be part of the lease that people need to attempt to resolve their conflict.

CHAIRPERSON UPDATE
Chair Healey – I did write the letter that Doug Kierdorf just referenced, he brought up the resolution at the last meeting, and I sent a detailed response. I wrote that I assume it is about transparency that you have been concerned with. I did look up the policy on employee settlements, and yes, Doug, that is what I wrote that the policy does cite Mass. General Law 815 CMR5 that specifically excludes authorities, not just Housing Authorities, but there are water and sewer authorities and I don't know why, but that was part of the law that was passed. The separation agreement, as I said, had the non-disparagement clause in it, and is public information. You can ask for the separation agreement, all the information about the separation, payment, non-disparagement, resignation, everything is in there and it is a public document. I said to Doug in my email that, once again, that employee personnel who have personnel files with documented discipline or documented resignation reasons, etc. that Mass. Public Records Law protects them from having that information revealed, it is not something that we decided, it is the law and we were following the counsel that was given us around this law. There are exemptions; the public has the right to know if there are public payouts and that there are certain exemptions where privacy interest does not outweigh the interest of the general public, but there wasn't a payout, so that is why it doesn't really apply. The investigation report, again, is not a public record because that information is protected under the public records law and yes, Cara Leiper's information that was gathered in that investigation is private and we are restricted from sharing. It is not a choice, where we decided, oh, lets hide it from everybody because we don't want to share it, that was not it, we were told that this is the law and that is why that was done. Attorney-Client privilege is something that we also benefited from, because we could talk freely in our meetings about our decision that we made to come to an agreement and end the

contract with Ms. Leiper. The other reason why this information, those interviews, that outcome is not revealed to the public is because the 5 or 6 people who filed the complaint filed it with whistleblower protection. They asked that their names and any relevant information that would reveal their identities, all of that would be protected, so they asked for that as well. We don't have their names, we did not talk to them, the Board was restricted from talking to any of them. Once again, Mass. General Law 149 section 185 – we don't have that choice or that right to reveal the information and the interviews that those folks gave to the independent investigation body. I have said this many times, I will meet with the LTO, I said I will meet with you if you have further questions, but I am going to say the same thing and it is exactly what I am saying tonight and what I wrote to you in your letter. This Board is very committed to being transparent, it was a part of our deliberation over this issue. We made the best decision that we could with the legal parameters that we were bound by under extraordinarily difficult conditions that we did not anticipate having to deal with. I want to state for the record that all members of this Board are very committed to being transparent, and we will do so in the future.

The next issue that I want to inform the Board about is an open meeting law violation that was filed by Lisa Morales on behalf of herself and one other member. They wrote that in the July 20th zoom meeting that they were not allowed into the zoom meeting, that they were in the waiting room, so they filed it and the remedy they asked for was for hybrid meetings, but the process is going to go through the Attorney General's office and we will hear from them.

Third item – there was an open meeting law complaint filed in November 2025, I received the results of that Open Meeting Law complaint, it was relative to excluding a member of the Board from executive session. The Attorney General's office wrote – "the Board did not violate open meeting law when it excluded the complainant, JoElla Tarbutton-Springfield from an executive session, the Board did not enter into Executive session for an improper purpose at that October meeting and also wrote that although members of the public must be allowed to attend all open meetings, the open meeting law does not speak to exclusion of members and therefore, the Board has the right to exclude its own members from it's meeting", which we hope we will never have to do again because we won't have to deal with this problem that we had in the past year.

We have a new Board member! Katie Rose is here. She was vetted by many, many people including the Mayor's office, the City Services committee and several City Councilors interviewed her. She has been through a lot to take this seat, so she is representing tenants in this seat, and I want to welcome you and I welcome you to say a few words if you would like.

Katie Rose – thank you very much, Patty, and thank all of you for the warm welcome. This role is actually a long time in coming, former Commissioner Tarbutton-Springfield has been trying to get me to apply for this for 5 years and I finally said it is time and I am excited. I want to thank you in advance for your patience as being on board is a new thing for me and I have got a lot of reading material to catch up on. For those of you who don't know me, my name is Kathleen Rose, but everybody calls me Katie or Kate. I am a Hampshire Heights tenant and have resided in Northampton going on 23 years now. I am grateful to have this opportunity to give back to the NHA, to be a voice for its residents and to assist in improving the dynamic between the two. I have, along with another tenant, already begun working on a community engagement action plan with relatively new Executive Director Sharon Kimble and RSC coordinator Danielle. Together, we hope to flip the script and bridge the divide, by hosting events in which residents from all properties can get to know not only the staff, but one another. We are looking forward to collaborating. A survey went out last week as former Commissioner Tarbutton-Springfield mentioned, and I am already hearing back from residents with lots of questions about what is this event and why are they doing this? People are excited about the plan and truly looking forward to creating a more harmonious relationship between the NHA and its residents. I would also like to help build and strengthen relationships with legislators, so that they can better advocate for us as well. Along those lines, I am interested in learning how to write grants, if that should become available to help with

maintenance and growth expenditures etc. Again, you know me now, I am Katie Rose and it is nice to finally meet all of you who I haven't already met and I look forward to being of service to you all Thank you.

APPROVAL OF THE AUGUST 2026 MINUTES

Commissioner Abrashkin put forth the motion to approve, seconded by Commissioner Nash.
VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Abrashkin; Commissioner Wood & Commissioner Rose.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the August 2026 Minutes.

TREASURER REPORT

Commissioner Nash – I have been tracking the repairs on the Salvo House elevator, so we finally that got repaired. As the Treasurer, I was tracking how there were multiple things that were going wrong with the elevator. There was a domino effect from one thing to the next. I can attest that the Housing Authority was on top of things and pushing the elevator company to get the work done and it is finally done, and that is great news. Last month I committed to you Commissioners to send out the performance evaluation packet for Sharon, I did not do that, but it is queued up in my outbox with the documents. Part of the delay was that I wanted to sit down with Sharon, look her in the eye and ask - are you ok with this process as we have put it together. She gave me the ok and I am going to send that out after we adjourn. Three things in the packet – a sample evaluation – we are evaluating Sharon while she was serving as the acting Executive Director – so October through August of 2026. There are two more documents; she has done a self-evaluation, and she has also laid out her goals for the year. Your job is to review those materials and complete the sample review and send it back to me. I will sit down with Patty and organize them. The documents you are filling out are confidential and when we convene to discuss the documents in our meeting, that is subject to open meeting law. The good news is we are not expecting there to be difficulties in terms of we just hired Sharon, we are basically starting this evaluation process, establishing it and we shouldn't be running into any surprises. I am hoping by next month to have it on the agenda so we can have that discussion to formally endorse her – Patty and I will put together a summary document, which we are hoping to bring to the Board and then the Board signs off on it. All of the documents go in Sharon's personnel file.
Chairperson Healey – thanks, Jim, I do appreciate all the work you put in it today. You took it on right away and Sharon is going to have an evaluation before she has a contract. We hired her, but the State has yet to sign the contract.
Commissioner Nash – so she is still acting Director.
Sharon – I am, I am many hats.
Commissioner Wood – Jim, thanks for everything that you are doing but your very last tongue in cheek comment about killing the bugs, I don't think that we have had a circle-back conversation about all of the integrated pest management work that we had talked about and how we were going to be exploring new vendors, potentially. It would be great to have a circle back at some point.
Commissioner Nash – Ben, it is great when my jokes end up being thought for future agenda items.

ACTING EXECUTIVE DIRECTOR REPORT

Sharon – everyone beat me to a lot of stuff already – Katie Rose got me on the notices that I sent out to the tenants. We are trying to see who would be interested in getting together outside of the Housing Authority at a park to have a lunch together. I am getting a great response from the tenants. Once we get them all back, Danielle and I will look and see what they say and continue with our plan. When I met Katie weeks ago, I was telling her my thoughts on collaboration and wanting to make changes and

bringing tenants together and one of my thoughts was this notice. We all brainstormed on the notice, and it is looking really good. Katie, there is a lot of responses already, so that is awesome. On the Salvo elevator – I am so excited that it is fixed and it seems like it is running smoothly, we are really happy about that. The MOU with Worcester Housing – Patrick Romeo is here from Worcester if you have any questions for him.
Patrick Romeo, Worcester Housing Authority – hi everyone, I am Patrick Trivaglia Romeo, Assistant Vice President of Development at the Worcester Housing Authority. Also with me is Steve Alvarez, he oversees the entire Vacant Unit Task Force program, so happy to answer any questions you have.
Sharon – I was told by someone in the State to apply for the initiative Vacant Project, which is different formula funding than the forced account, which is with Worcester. I did that and they came back and said NHA has too much money that is unallocated, so we don't think they will be able to get this initiative Vacant; had we received it, it would have been great. I did a revision, I talked with the person I work with on my Capital Improvement Fund and I asked what it meant to have unallocated funds because Pete, the procurement officer and I are unaware of this unallocated fund because we certainly would be spending it. She replied that we don't have unallocated funds, there may be funds that don't have allocation to projects now, but we know you are going to need that money. We decided to do a revision, and this confused everyone. Patrick and I got talking and he enlightened me because the State said they did not know if they were going to approve this and if they did, they would want Worcester involved. I have been working with Worcester, they have already been out and inspected most of our vacants, we have a count number of apartments, we have been working together. The MOU needs to be signed, and we are waiting to see what the State is going to do with formula funding, which we still don't know, but I don't think we are going to get it.
Patrick Romeo – we have been working with Sharon for about a month trying to get this MOU finalized. Essentially, it is the number of units the Worcester Housing Authority will turn over as part of the Vacant Unit Task Force program. That is an initiative brought on by the State early last year. The State put out (2) RFP's for Housing Authorities that will assist other Housing Authorities across the State. Worcester Housing Authority got a grant for that and now that is what we call the Vacant Unit Task Force Program. The next step is to finish the inspections, get the estimates out to the State, and then wait for their approval. We have heard positive things from the State and they are likely to approve it, but nothing is set in stone.
Steve Alvarez, Worcester Housing Authority - we look forward to helping you folks in turning over these units and I will say so far, our track record has been very, very well received by the State. Whatever numbers we put in front of them, they tend to go along with them, so I think Northampton Housing is in a good place to get these units turned over.
Commissioner Abrashkin – how many units will that cover?
Patrick Romeo – I believe the final count was 43.
Chairperson Healey – so 43 units you will be able to prepare for occupancy.
Patrick Romeo – that is correct, we also assist with the CHAMP services, so there is a number of units on that MOU that are already turned over and Northampton just needs help with getting a tenant to move into that. So our CHAMP, which is the Admissions Department, is already geared up ready to work with Sharon and her team but we are just waiting on the MOU signature that we are here to approve tonight.
Sharon – we have had many conversations, and they are ready to start as soon as this MOU gets signed because we have vacants that are ready, we just need more people to help and they are ready to jump in and do that. When this MOU is approved, I need to add them to CHAMP so they can go in and help us. I am hoping the Board will approve this, I think it is a good route for us to take. It has taken us a while to get here, but as you know, a month ago we had 40 units and we have been trying to keep it steady at 40 units which is not easy in the industry that we are in as we work with the elderly & disabled. We have

people that pass away or move into a nursing home, so there is a constant turnover. Patrick and I have talked about how as they turn over these units my team will be able to continue keeping up so we never get here again, we all know we are shorthanded.
Commissioner Wood – I appreciated the conversation a couple of meetings ago around the paperwork aspect of all this, like the support around the CHAMP application process and moving people in and doing the paperwork side of the vacancy issue. It was super helpful for me to understand. This is amazing, I am supportive of all of it, but Sharon, I was having a hard time following the money explanation that you were describing. Am I understanding it correctly that we have a reserve, right? We are sitting on a really healthy reserve as a Housing Authority, so the unallocated funding the State was describing is that in relation to our reserves and we are using some of our reserves to fund this activity?
Sharon – first, the vacant part I applied for is different than the forced account, it is formula funding, so that means it is my Capital Improvement Projects – like the paving for Cahill, Hampshire Heights, etc. They are saying that I had a bucket of money in my CIP that is unallocated. I was unaware of that because every year Pete Doppman and I get with Beth Thompson, who is hired by the State, to go over with public housing to balance the formula funding. I would never have left 1.9 million on the table, so I was confused and asked where is this money? Beth stated that you don't really have that money, it is further on down the road money that is sitting, but it is there because you need it for other projects. Everybody is looking at this pocket of money in a different way. Beth is looking at it differently as balancing the formula and the State sees the money and says – use that money. I have a phone call hopefully, Wednesday morning with someone at the State, but it seems they now want us to go with the forced account. The forced account is the one that I am not understanding how that really works. With Patrick and I talking, I thought it came out of, Ben, like you were saying, our operating reserves. I told Patrick if that is the case, that kind of scares me because we have 40 units and if you are renovating them, that will come up to a lot of money. You have to have the cash flow =- do we have the cash flow – I don't know. Patrick and I talked for a while the other night trying to get wrapped around this, but he reassured me we were going to get something.
Patrick Romeo – the State is going to look first at your cash flow to see if you have enough to meet the estimates that we are going to put together and submit to them. They will then look at your reserves and finally they will look at your CIP to see if you have any outstanding funds. Once we submit that estimate and we request the funds from EOHLC, you are going to get a revision to your CIP which is the force funds that Sharon is talking about and we are hoping they will cover the total cost of the project and if they don't, they will tell you from which bucket of your funds you are eligible to take it from. At every other Housing Authority that we worked at, the State understands that there is a problem with the number of vacant units and they are looking to help not hurt you by taking all of your reserves. A lot of the other Housing Authorities are willing to essentially front the money and pay for it.
Commissioner Wood – that is all super helpful explanations, thank you.
Commissioner Rose – I have a question on part 6 the second paragraph regarding liability insurance and indemnification. I just wanted clarification on the part that said "the NHA agrees to indemnify and hold harmless the Worcester Housing Authority, its employees, servants and agents against any and all liability or claims arising from the negligent or willful acts or omissions of WHA or its employees" this is under the MOU.
Steve Alvarez – that is a clause that was verbatim in the MOU the State gave us to use. EOHLC wrote that MOU to keep it standard across all LHA's that we help. The only piece we actually change is what type of services and how many units. So it could be vacancy turnover or CHAMP services and how many units for each, that is all we change in the MOU.
Commissioner Rose – I am wondering what that actually means.
Steve Alvarez – all State units are self-insured, it is a self-insured entity when it comes to us, when it comes to Housing Authorities. So, if something happens, they are going to pay, whether it is through you

or us, but they are going to pay. They are saying this is like a zero-sum game for us, because if something does happen, we still have to pay out – the State does.
Commissioner Nash – so it is almost like no fault car insurance, right?
Steve Alvarez – correct.
Commissioner Nash – it is my understanding that you are not going in and helping us repair vacant units to get them ready, that is falling on us, correct?
Sharon – no, they are getting them ready.
Steve Alvarez – think of us as the higher muscle that comes in and does the heavy lifting to get the units turned over. You give us whatever you have, we turn back the keys, and you are walking into essentially a new unit. We and the State understand, you have a certain amount of bandwidth with your maintenance people. Depending on the work order load and depending on the vacancy rates, it is a balancing act but the minute you fall behind in either one of them, that is when trouble starts and becomes a snowball effect. The idea here is we draw a line in the sand where we say as of this date, whatever vacancies you have, we will handle and your team will take over from that day forward to keep up with the new stuff coming in. While we are taking care of the backlog of units that need to be turned over, the new units you guys handle and you can actually get a sense where the pinch points are – you get to see why things are not moving the way they should and why we are falling behind. Somebody made a comment about manpower in a lot of places, that seems to be the case where there is not enough people there to handle the flow of vacancies that are coming in. The condition of the vacancy, too, dictates how much effort you are going to put into it. We have been to Housing Authorities where they have what we call A-type units, meaning a quick turn – clean, paint, change a few knobs, outlets, switches, clean the stove and refrigerator, it is all custodial work. B & C units involves a plumber, electrician or carpenter – they require floors to be replaced and maybe vanities in the bathrooms. The C's are ones where you need a kitchen, bathroom, floors, there are holes in the walls, etc. If you get a lot of A's then the people that you have might be enough, but if you are getting a lot of B's & C's you need to augment the bandwidth of the trade with tradespeople to be able to turn over these units at a reasonable clip. Otherwise, you are going to fall behind.
Commissioner Nash – ok, that is great, thank you, Steve. I have a question for Sharon – in terms of we are addressing these vacancies, we are updating them and the fact that we are asking for assistance with CHAMP, that is for bringing in new tenants, correct?
Sharon – correct.
Steve Alvarez – the goal of this program is really to get heads in beds.
Commissioner Nash – Sharon is working to correct the fact that we were turning over some of our vacancies, but they were going to existing tenants, which in some ways is great because in some ways it tells us they probably had a really bad apartment and now they are in a better one.
Steve Alvarez – but you are not getting ahead.
Commissioner Nash – so Sharon that means our folks will be doing those turnovers for our current tenants whereas these guys will be addressing the new tenants-right?
Sharon – Worcester is addressing the current vacancies that is in the MOU. New vacancies happen constantly. The good news is they are going to take these 43 vacancies we currently have and take us to zero, but tomorrow, when I get a new vacant, etc. I need to have a staff that knows how to do it and that is our problem. Right now, we are short-staffed and secondly, the staff we have in maintenance don't really have the experience, they have not been properly trained and that is what the director of maintenance has found out, so that really puts us at a handicap. I am working really hard to fix that handicap, but I am being honest with the Board that we have a problem that I need more experienced maintenance people and we only have a certain amount in the budget.
Steve Alvarez – part of what we would like to see happen is, as we are there helping, there is no reason why your maintenance staff can't shadow us, kind of cross-training. I look at it this **way,** you can't put 10

people in an apartment, but you can certainly put four in teams of two working on different things, and your guys are learning how to do certain things. It has been happening across the board in a lot of places. We like to create win-win situations. We are not there just to get you out of trouble for the 43 units that you have in front of you; we are trying to keep you out of trouble long term.
Commissioner Abrashkin – does the NHA have the capacity to step in and keep things going in the way it has been described?
Sharon – honestly, right now no. I have 7 guys, 2 of them are great with turnovers, very experienced. One is a housing authority laborer, which they do the cleaning, etc. and the other 4 are groundskeepers and they do not have vacant experience, we have tried. The director of maintenance has put them in the vacancies to see where they are at because I asked him to do that so we can have an idea of where they are and they need more training.
Steve Alvarez – question, how many vacancies are you seeing on a monthly basis, or annual basis, or is it just a big spike because a lot of people are getting older and they are going off to nursing homes, etc.
Sharon – I think there is a big spike right now with a lot of people getting older and going to nursing homes or passing away and other stuff being added on to that kind of slammed with all kinds of reasons and that being a big one and also having a staff not being able to keep up.
Steve Alvarez – just in numbers of vacates, I have been doing this for 16 years so we have a pretty good understanding of what the dynamics need to be for how many people per vacancy, how many work orders can be done by one staff. We have those metrics that potentially can guide you in terms of manpower planning. Let's say you are doing 20 vacancies per month.
Sharon – about 15 – 20 per month.
Steve Alvarez – how many work orders a month?
Sharon – I don't have that information.
Chairperson Healey – we are a little unusual in that we had delayed maintenance for many, many years under a different way that the Housing Authority was managed, so we have been playing catch up as our vacancies have been increasing without the ability and the manpower and the numbers of work orders have really escalated to a large amount.
Sharon – so many work orders that the director of maintenance had to catch up on when he was hired.
Steve Alvarez – I am trying to figure out how we can best help you, we can do the 43 units, no problem, we can train people in the process, no problem and I can have a conversation with Tony about what is going on with the work orders. I understand deferred maintenance and that is like that sleeping disease that all of a sudden rears its ugly head and it is like – oops we have got to do something. It goes from routine maintenance and it becomes an emergency, drop what you are doing because you have got to go over there and do these things.
Commissioner Abrashkin – this goes right to the heart of what our mission is – which is to house people who need housing. I would like to know for a future meeting what it would take and what action the Board could take to help us, collectively, to get to the point where we are not behind the curve here and we can step in and do our job and get these units ready and leased up in a timely way. I appreciate your candor, Sharon, that we are just not there now, but what do we have to do to get there? That is a big subject for another time, maybe put it on the agenda.

OLD BUSINESS
NONE

NEW BUSINESS
MOTION- APPROVE MOU WITH WORCESTER HOUSING TASK FORCE FOR VACANCIES.
Commissioner Nash put forth the motion to approve, seconded by Commissioner Abrashkin.

VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the Motion.

MOTION – TO APPROVE LOW BID ON ELEVATOR MAINTENANCE CONTRACT AWARD SUBJECT TO 1-5 SATISFACTORY RESOLUTION OF THESE ITEMS IN THE AMOUNT OF $35, 670.00.
Commissioner Abrashkin put forth the motion to approve, seconded by Commissioner Wood.
VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the Motion.
Commissioner Nash – this is a different contractor for elevator maintenance than we have been using right?
Sharon – it is, Pete Doppman went out to bid for the maintenance contract for Salvo and Tobin and Schindler came in at the lowest bid. We actually hired a consultant that does maintenance contracts all the time and he recommended we put bids out to these elevator contractors and Schindler came in the lowest. The consultant did a background check, and they said they have a good reputation and recommended we go with them. I want to let the Board know we are still under discussion for the pages I gave you 1-5, but that would have been with anyone we would have chosen. The reason I did not bring this to the Board next month to approve once those 1-5 went through, is because this is real typical language, we are going to get through it, if we don't then we will start over, but we hope we will as we really need this done by October for the maintenance to start.
Commissioner Nash – where are they located in comparison to Kone?
Sharon – I will have to get back to you on that.
Commissioner Nash – they came from eastern Mass. and it seemed to create delays. It was an obstacle to providing service to the elevator at Salvo.

MOTION – TO APPROVE LOW BID FOR FALL CLEANUP FOR SHEA LANDSCAPE IN THE AMOUNT OF $9,450.00
Commissioner Nash put forth the motion to approve, seconded by Commissioner Abrashkin.
VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the Motion.

MOTION
TO APPROVE CHANGE ORDER FOR FISH #214102 FOR $23,520.00 FOR CAHILL PARKING & PAVING-CONVERT ASPHALT WALKS INTO ASPHALT RAMPS WITH CONCRETE TO MEET ADA COMPLIANCE REQUIREMENTS.
Commissioner Nash put forth the motion to approve, seconded by Commissioner Rose.
VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the Motion.

MOTION

TO APPOINT COMMISSIONER BEN WOOD TO THE NORTHAMPTON HOUSING AUTHORITY SEAT ON THE NORTHAMPTON COMMUNITY PRESERVATION COMMITTEE; APPOINTMENT TO COMMENCE SEPTEMBER 22, 2026.
Commissioner Nash put forth the motion to approve, seconded by Commissioner Abrashkin.
VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the Motion.

DISCUSSION
PUBLIC MEDIA INFORMATION
Commissioner Abrashkin – when I was a Springfield Housing Authority Executive Director, it didn't take long to see that a lot of the good work the Housing Authority was doing was not getting out to the public. The Northampton Housing Authority is doing a lot of good stuff, some of which has been mentioned in this meeting. What are we going to do with all those vacant units? Does the public know that? People listening to the meeting, maybe they do, but not in general. All the positive things that are happening that the residents are doing, the work with residents putting together the programs that Katie referred to. The idea here is to bring somebody on board on a very limited, temporary basis to start determining and taking steps to get this good work out to the community. All the things that Sharon is doing, thank you, Sharon, in trying to fix things that need fixing, etc. Getting to know who is Sharon, a prominent member of the community, what are her responsibilities and how is she meeting them? The suggestion is we bring someone on board on a temporary basis between now and if it is approved, not sure if we need a formal vote of approval or not; bring them in at an hourly rate, which I think we have determined we do have room in our budget for, to start promoting this information out into the community. I think we have confirmed that because the amount involved will be under $10,000.00, we don't have to go through formal procurement. Our fee accountants have told us that we do have money in the budget to cover. It is going to be under $10,000.00 between now and the end of the year as a trial basis. Tom, if you could weigh in as to whether we need a formal resolution and a vote, or whether that is not necessary for something at this level.
Attorney O'Connor – it definitely does not need a formal vote. It would fall under the umbrella of operational decision making that Sharon has, it is under $10,000.00, it is presented to the Board today as a full transparency type of issue. This is what we are all planning on doing, this is what we are going to do, this is how much money it is going to cost, so everyone is on the same page, but as far as a formal vote, it is not needed.

Attorney O'Connor – Chair Healey if you can call the "Any other business before the Board" first and then adjourn the open session so you can then go into the executive session, because we are not going to reconvene to adjourn the session again, right?

I, CHAIRPERSON HEALEY MOVE TO ADJOURN THE REGULAR SESSION AT 6:43 P.M. AND WE ARE NOT GOING TO RECONVENE AFTER THE END OF THE EXECUTIVE MEETING.
Chairperson Wood put forth the motion to approve, seconded by Commissioner Abrashkin.
VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.
VOTING NAY: NONE
Therefore, Chairperson Healey approved the Motion.

MOTION

PURSUANT TO M.G.L.CH.30A, SECTION 21(3), MOTION TO ENTER EXECUTIVE SESSION TO DISCUSS STRATEGY WITH RSPECT TO LITIGATION BECAUSE DOING SO IN THE OPEN MEETING MAY HAVE A DETRIMENTAL EFFECT ON THE LITIGATION POSITION OF THE PUBLIC BODY, AS DECLARED BY THE CHAIRPERSON.

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

VOTING YAY: Chairperson Healey; Commissioner Nash; Commissioner Wood; Commissioner Abrashkin & Commissioner Rose.

VOTING NAY: NONE

Therefore, Chairperson Healey approved the Motion.