

At a SPECIAL meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Glenn Davis, called the meeting to order at 6:52 p.m.

Members Present: Glenn Davis, Anne Marie Lourens, Mary Lou McKeone, Ethan Mikula
Members Absent: Joseph Leandres
Others Present: Jaclyn Beaulieu, Executive Director

Director Beaulieu presented two versions of the FY2019 budget for review and possible approval. The first version is the version presented at the November 1, 2018 meeting. The second version has been edited to change the administrative salary increases from the originally proposed 4% to 2.5%, at the suggestion of Chairman Davis. Chairman Davis had requested to see how much the maintenance contracts line item could increase if the administrative salary increases were decreased to 2.5%. His suggestion of 2.5% was a result of obtaining information from the town of Hudson that the non-union administrative staff of the town of Hudson received 2.5% salary increases with their 2019 budget this past summer.

Discussion ensued regarding the pros and cons of each version of the budget. The decrease from 4% to 2.5% administrative salary increases totaled a savings of \$3,397 for the year. However, once this savings is carried over to the maintenance contracts line item, the maintenance contracts line item only sees an increase of \$2,683 spread over all programs, due to the fact that the MRVP and Section 8 programs don't have a maintenance contract line item. For such a small increase in the contracts budget, it may not be worth decreasing the DHCD-suggested administrative salary increases. Upon a motion by Anne Marie Lourens, duly seconded by Mary Lou McKeone, the Board voted UNANIMOUSLY to move forward with budget approval for the presented budget that included the 4% administrative salary increases.

FY2019 Budgets were presented in consideration of approval as follows:

MOTION: Anne Marie Lourens moved that the proposed Operating budget for State-Aided Housing of the Hudson Housing Authority, Program Number 400-1 for fiscal year ending 09/30/2019 showing total revenue of \$ 567,492 and total expenses of \$ 594,416 thereby requesting a subsidy of \$0 be submitted to the Department of Housing and Community Development for its review and approval. Mary Lou McKeone seconded the motion which, upon roll-call, was passed by a vote of 4 to 0.

MOTION: Anne Marie Lourens moved that the proposed Operating budget for State-Aided Housing of the Hudson Housing Authority, program number MRVP for fiscal year ending 09/30/2019 showing total revenue of \$ 14,440 and total expenses of \$ 14,254, thereby requesting a subsidy of \$ 286,000 be submitted to the Department of Housing and Community Development for its review and approval. Mary Lou McKeone seconded the motion which, upon roll-call, was passed by a vote of 4 to 0.

MOTION: Anne Marie Lourens moved that the proposed Operating budget for State-Aided Housing of the Hudson Housing Authority, Program Number 689-1 for fiscal year ending 09/30/2019 showing total revenue of \$ 56,460 and total expenses of \$ 53,460, thereby requesting a subsidy of \$0 be submitted to the Department of Housing and Community Development for its review and approval. Mary Lou Mckeone seconded the motion which, upon roll-call, was passed by a vote of 4 to 0.

Director Beaulieu informed commissioners that a second special meeting will most likely need to be held in late December to approve the selected contractor for the General Cleaning Service contract for Norma Oliver Village and the HHA office. The contract is going out to bid next week and is set to close on 12/14/18.

The HHA office will be closed on Friday, November 23, 2018 (the day after Thanksgiving) as all administrative staff has taken the day off. Maintenance staff will be available on-call for maintenance emergencies.

The previously approved payment standard for the town of Hudson, MA and the entire Boston-Cambridge-Quincy, MA HUD Metro FMR Area at 100% of the FY 2019 FMR effective December 1, 2018 needs to be rescinded pending the outcome of an appeal submitted to HUD by the Boston Housing Authority. Until the appeal is reviewed, the 2019 FMRs for this region have been frozen. Upon a motion by Anne Marie Lourens, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY to temporarily rescind the previously approved Boston-Cambridge-Quincy, MA 2019 payment standards and continue to use the currently approved 2018 payment standards for this region until further direction is released by HUD.

Upon a motion by Ethan Mikula, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY to adjourn at 7:35 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu
Secretary

