

Regular Meeting

December 6, 2018

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Glenn Davis, called the meeting to order at 6:35 p.m.

Members Present: Glenn Davis, Joseph Leandres, Anne Marie Lourens, Ethan Mikula
Members Absent: Mary Lou McKeone
Others Present: Jaclyn A. Beaulieu (Executive Director), Denise Cataldo (CPA), Dennis Murphy, Esq. (HHA Atty.), Helen Deangelis (HHA resident), Lillian MacNeil (HHA resident)

Chairman Davis declared that today's meeting requires an executive session to discuss pending litigation that would require an Executive Session.

Upon a motion by Joseph Leandres, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call at 6:37 p.m. to enter into executive session to discuss pending litigation, as the discussion of these matters in open session may have a detrimental effect on the negotiating position of the housing authority; and, to reconvene in public session upon completion of executive session matters.

Executive Session Roll Call:	Joseph Leandres:	Yay
	Anne Marie Lourens:	Yay
	Ethan Mikula	Yay
	Glenn Davis:	Yay

Upon a motion by Joseph Leandres, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY to reconvene in public session at 7:25 p.m.

Upon a motion by Joseph Leandres, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY to approve the minutes of the November 1, 2018 regular meeting.

Upon a motion by Joseph Leandres, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY to approve the minutes of the November 1, 2018 Executive Session meeting.

Upon a motion by Anne Marie Lourens, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY to approve the minutes of the November 15, 2018 Special meeting. Joseph Leandres abstained from the vote, as he was absent from the November 15, 2018 Special meeting.

Budget Comparatives 10/01/2018 through 10/31/2018 were reviewed by the Board. Upon a motion by Ethan Mikula, duly seconded by Joseph Leandres, the Board voted UNANIMOUSLY to approve the Budget Comparatives as presented.

Commissioners reviewed the Accounts Payable report for November 2018. Upon a motion by Ethan Mikula, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY to approve the Accounts Payable for November 2018.

The Warrants to Transfer Funds for November 2018 and Payroll Warrants for November 2018 were reviewed by the Board.

Applications for the Program Administrator position have been reviewed and five interviews have been

scheduled. We have some strong candidates and hope to hire one of the five interviewees.

The repairs to Brigham Circle unit 12-3 that was damaged in a car crash several months ago are almost complete. We are waiting on the flooring installation next week and then the final sign-off by the building inspector for lease-up in the next couple weeks.

The drainage project at Brigham Circle Buildings 2-3, FISH#141059, that has been reassigned from RCAT to DHCD lead has no new progress.

The Brigham Circle 667-1 window project, FISH #141056 is still in the design phase with the architect.

The 689 Flooring Replacement project FISH #141060 for FY19 at 49 Washington Street is still in the planning phase. A walk-through of the property with RCAT has been completed, and some initial numbers are being reviewed to better determine how many floors we think we can replace with the project budget. RCAT is scheduling asbestos testing in the next few weeks.

The General Cleaning contract for Norma Oliver Village common areas and the HHA office is currently out to bid. The bid closes on December 14, 2018 at 12:00 p.m. The bid is being held on www.projectdog.com.

The annual meetings for 8 Irving Street and 49 Washington Street have been scheduled in the next couple weeks. HHA is proposing a contract rent increase on both properties of the 2019 Social Security COLA at 2.8%, as is allowed in the original Lease for both properties.

The holiday lunches at Brigham Circle and Norma Oliver Village have been scheduled. Any commissioners interested in attending should please notify Director Beaulieu so that we have a correct count for lunch.

Director Beaulieu received an email reminding Executive Directors that any board members who have not yet completed the mandatory online board member training must do so no later than 1/31/19 or it will be referred to the Office of the Inspector General.

Chairman Davis invited HHA residents in attendance to speak if they wished to do so. Resident Lillian MacNeil expressed concern over two issues. Issue (1) is a concern for cars speeding around the circle at Norma Oliver Village. She fears for the safety of residents and visitors alike. Commissioners discussed possible ideas, such as speed bumps or "slow down" signs that could help thwart speeding. They will continue to research feasibility of options. Issue (2) is a frustration at people trying to claim parking spots. Norma Oliver Village has no assigned parking, but there have been several incidences recently of residents and home care workers trying to claim spots as their own, and confronting others for parking in said spots. All commissioners agreed this is frustrating for residents, and will continue to discuss this issue, as well, in the future to see if there are any other feasible and realistic options for the parking situation.

Upon a motion by Joseph Leandres, duly seconded by Ethan Mikula, the Board voted UNANIMOUSLY to adjourn at 8:06 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu
Secretary

