

**GHA Board of Commissioners
Regular Meeting
April 29, 2025, at 4:00 PM**

Greenfield Housing Authority – Remote Zoom Meeting

The Greenfield Housing Authority Board of Commissioners conducted the Regular Meeting of the Authority on Tuesday, April 29, 2025, via Remote Zoom Meeting.

CALL TO ORDER

Chair, William Mason, called the meeting to order at 4:02 p.m.

Commissioners Present: William Mason, Susan Worgaftik, Randi Parks, John Mackin, Trish Leonard

Commissioners Absent: None

Staff Present: Jack Redman, Andi Guy, Ann Borkowski, Jodi Clough, Mark Courtemanche

Others Present: Gary DePace (FEE Accountant), Stephanie Duclos

1. ACTIONS

Minutes of the 3-25-25 Regular Board Meeting: Commissioner Worgaftik moved and Commissioner Parks seconded the motion to approve the minutes of the March 25, 2025, Regular Board meeting.

25-32 Voted 4 in favor; 0 opposed; 1 abstain

Certification of Year End Financial Statements & Tenants Accounts Receivables – FY 3/31/2025: Commissioner Leonard motioned and Commissioner Worgaftik seconded the motion to certify the 3/31/25 year-end financial operating statements and permission to sign electronically.

25-28 Voted 5 in favor; 0 opposed

Certification of Top 5 Compensated for FY 3/31/2025: Commissioner Leonard motioned and Commissioner Parks seconded the motion to certify the Top 5 Compensated for the 3/31/25 fiscal year.

25-29 Voted 5 in favor; 0 opposed

Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws: Commissioner Worgaftik motioned and Commissioner Mackin seconded the motion to certify that Greenfield Housing Authority is in compliance with its notification procedures for Federal and State lead paint laws.

25-30 Voted 5 in favor; 0 opposed

Certification of Compliance with Wage Match: Commissioner Parks motioned and Commissioner Mackin seconded the motion to certify that Greenfield Housing Authority is in compliance with all authorized employees of the GHA who utilize the Wage Match program for Fiscal Year 2025. All acknowledgements are signed and are on file at the GHA.

25-31 Voted 5 in favor; 0 opposed

Payment Summary – March 2025: Commissioner Leonard motioned and Commissioner Parks seconded a motion to accept the payment summary for the month of March 2025.

25-33 Voted 5 in favor; 0 opposed

Adoption of Housing Choice Voucher Income Limits: Commissioner Leonard moved and Commissioner Worgaftik seconded a motion to adopt the Housing Choice Voucher Income Limits, which were effective 4-1-2025.

25-34 Voted 5 in favor; 0 opposed

EOHLC Contract For Financial Assistance (CFA) Amendment #13: Commissioner Leonard moved and Commissioner Mackin seconded a motion to approve CFA Amendment #13 in the amount of \$714,170.99. This total represents the Formula Funding Awards for FY27 (\$314,056.37) & FY28 (\$341,356.62) as well as an Aging in Place Award of \$25,400 and a Parking Lot Repair Award of \$33,349.

25-35 Voted 5 in favor; 0 opposed

2. New Business- None

3. Executive Director's Report:

Monthly Staff Report – March 2025

4. Board Committee Reports - None

5. Correspondence/Communication

6. Resident Update: None

7. Public Comment: None

8. ADJOURNMENT: Commissioner Leonard moved and Commissioner Worgaftik seconded a motion to adjourn the meeting at 4:45 pm.

Respectfully Submitted,



Jack Redman
Executive Director