

**GHA Board of Commissioners  
Special Meeting**

**January 18, 2022, at 4:00 PM**

Greenfield Housing Authority – Remote Zoom Meeting

The Greenfield Housing Authority Board of Commissioners conducted the Special Meeting of the Authority on Tuesday, January 18, 2022, via remote Zoom Meeting.

**CALL TO ORDER**

Commissioner Hawkins called the meeting to order at 4:00 p.m.

Commissioners Present: Robert Hawkins, Randi Parks, John Mackin, Trish Leonard

Commissioners Absent: William Mason

Staff Present: Thomas Guerino, Andi Guy, Jodi Clough

Others Present: Gary DePace – FEE Accountant

**1. ACTIONS**

**FY23 Annual Plan Approval:** Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the FY23 Annual Plan for State Public Housing.

22-01 Voted 4 in favor; 0 opposed  
No discussion.

**2. BUSINESS**

**Fiscal Year 2023 Budget Discussion**

FEE Accountant, Gary DePace, discussed the FY22 Budget Guidelines and its impacts on the FY23 GHA Budget. Some of the items discussed are as follows:

- 4% increase in the ANUEL (Allowable Non-Utility Expense Levels)
- \$45/unit directed budgeted exemption for the purchase and installation of stove-top fire stoppers (\$11,205)
- Continued \$75/unit directed budget exemption to support the maintenance of the Air Source Heat Pumps (\$8,250)
- New budget exemption to cover costs of condo fees (\$11,280)

Gary DePace also remarked that GHA is looking into the maintenance staff classifications and rates, however, he feels that GHA should wait as the rates will be changing in another month or so. There was talk of purchasing a new truck with roughly \$52k set aside for this purchase. There are changes in some of the line items such as reducing the travel line item and increasing the Administrative Expenses line item to cover expenses such as work force equity and personnel policy consultants. He also stated that the FY23 Pension line item has increased substantially.

Executive Director, Tom Guerino, will continue to work with the Board and Gary DePace on the Administrative salaries.

3. **EXECUTIVE SESSION**

Commissioner Leonard motioned to enter into Executive Session at 4:40 pm. The meeting will not reconvene in Open Session. Roll call vote to enter into Executive Session is as follows: Commissioners Leonard, Hawkins, Mackin and Parks all voted Aye.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tom Guerino', written over a horizontal line.

Thomas M. Guerino  
Executive Director