

**GHA Board of Commissioners**

**Regular Meeting**

**January 24, 2023, at 4:30 PM**

Greenfield Housing Authority – Remote Zoom Meeting

The Greenfield Housing Authority Board of Commissioners conducted the Regular Meeting of the Authority on Tuesday, January 24, 2023, via remote Zoom Meeting.

**CALL TO ORDER**

Commissioner Hawkins called the meeting to order at 4:30 p.m.

Commissioners Present: Robert Hawkins, Randi Parks, John Mackin, William Mason, Trish Leonard  
(4:35 pm)

Commissioners Absent: None

Staff Present: Thomas Guerino, Andi Guy, Jodi Clough, Mark Courtemanche, Ann Borkowski

Others Present: Deb Wilson

**1. ACTIONS**

**Minutes of the 12-6-22 Annual Plan Board Meeting:** Commissioner Parks motioned and Commissioner Mackin seconded a motion to approve the minutes of the December 6, 2022, Annual Plan Board meeting.

23-1 Voted 3 in favor; 0 opposed.  
No discussion.

**FY24 Annual Plan:** Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the FY24 Annual Plan.

23-2 Voted 4 in favor; 0 opposed.  
No discussion.

**Minutes of the 12-6-22 Regular Board Meeting:** Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the December 6, 2022, Regular Board Meeting.

23-3 Voted 3 in favor; 0 opposed.  
No discussion.

**Minutes of the 12-22-22 Special Meeting:** Commissioner Parks motioned and Commissioner Mackin seconded a motion to approve the December 22, 2022, Special Board Meeting.

23-4 Voted 4 in favor; 0 opposed.

**Monthly Staff Report for December 2022:** Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the Monthly Staff Report for December 2022.

23-5 Voted 5 in favor; 0 opposed.  
No discussion.

**Monthly Financials-November 2022:** Commissioner Parks motioned and Commissioner Mackin seconded a motion to approve the financial statements for the month of November 2022.

23-6 Voted 5 in favor; 0 opposed.  
No discussion.

**Monthly Financials-December 2022:** Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve the financial statements for the month of December 2022.

23-7 Voted 5 in favor; 0 opposed.  
No discussion.

**Quarterly Financials (Quarter 3):** Commissioner Leonard motioned and Commissioner Mackin seconded a motion to approve the Quarterly Financials for the 3<sup>rd</sup> Quarter of FY23.

23-8 Voted 5 in favor; 0 opposed  
No discussion.

**Tenant Account Payables (TAR) Write-Offs:** Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve \$5,892.63 in write-offs for the third quarter of FY23.

23-9 Voted 5 in favor; 0 opposed.  
No discussion.

**Payment Summary for November 2022:** Commissioner Parks motioned and Commissioner Leonard seconded a motion to approve the Payment Summary for the month of November 2022.

23-10 Voted 5 in favor; 0 opposed.  
Discussion: Chairman, Hawkins, asked what the average annual proceeds might be from the Solar Credits that GHA receives. Finance Director, Jodi Clough, stated that she would get that information to share with the Board.

**Payment Summary for December 2022:** Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve the Payment Summary for the month of December 2022.

23-11 Voted 5 in favor; 0 opposed  
No discussion.

2. **Reports and Updates**

**300 Conway Street Property**

Executive Director, Tom Guerino, stated that things were moving forward with the possible development of housing at the 300 Conway Street property owned by GHA. There will be a GHAI meeting with the architect on 1/26/23.

**Tenant Concerns:**

Randi Parks reported that there were no items to report that needed to be brought to the Board.

3. **ADJOURNMENT:** Commissioner Leonard motioned and Commissioner Mason seconded a motion to adjourn the meeting at 5:02 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'T. M. Guerino', with a long horizontal line extending to the right.

Thomas M. Guerino,  
Executive Director