

**GHA Board of Commissioners
Regular Meeting**

January 27, 2026, 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 27, 2026, via Remote Zoom Meeting.

CALL TO ORDER

Chair, William Mason, called the meeting to order at 4:30 p.m.

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

Commissioners Absent: None

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

Others Present: Michael Kane, FEE Accountant

1. ACTIONS

Minutes of the 12-16-25 Regular Board Meeting: Commissioner Leonard moved and Commissioner Worgaftik seconded the motion to approve the minutes of the December 16, 2025, Regular Board meeting.

26-02 Voted 5 in favor; 0 opposed

Minutes of the 1-5-26 Special Board Meeting: Commissioner Leonard moved and Commissioner Mackin seconded the motion to approve the minutes of the January 5, 2026, Special Board meeting.

26-03 Voted 5 in favor; 0 opposed

FY27 Budget – 400-1 Program: Commissioner Worgaftik moved and Commissioner Parks seconded the motion to approve the 400-1 program of the FY27 Budget.

26-04 Voted 5 in favor; 0 opposed

FY27 Budget – 689-1 Program: Commissioner Leonard moved and Commissioner Mackin seconded the motion to approve the 689-1 program of the FY27 Budget.

26-05 Voted 5 in favor; 0 opposed

FY27 Budget – MRVP Program: Commissioner Leonard moved and Commissioner Mackin seconded the motion to approve the MRVP program of the FY27 Budget.

26-06 Voted 5 in favor; 0 opposed

Authorize Board Chair to Sign Executive Director Contract: Commissioner Worgaftik moved and Commissioner Parks seconded the motion to authorize GHA Board Chair, William Mason, to execute the Executive Director Contract.

26-07 Voted 5 in favor; 0 opposed

Discuss the Executive Director Evaluation and Approve the Executive Director Contract: Chair Mason gave an overview of the ED Evaluations submitted by Commissioners and asked Jodi Clough to share her screen to review the summary of comments received. The average of all four criteria came in as outstanding.

Commissioner Worgaftik moved and Commissioner Leonard to approve and authorize the Greenfield Housing Authority to enter into a Five-Year Contract from April 1, 2026 to March 31, 2031, with current Executive Director, Jack Redman, with a salary of \$150,487 in alignment with the salary calculation worksheet and working hours of 37.5 hours weekly from 8AM to 4PM. Existing terms on the rider remain with the exception of the cell phone allowance. Additionally, if EOHLC does not authorize a Five-Year term due to the current ED being at GHA less than 2 years, the Chair and Treasurer are authorized to sign a One-Year Contract without coming back for an additional vote.

26-08 Voted 5 in favor; 0 opposed

Increase Rider on Executive Director Cell Phone: Commissioner Parks moved and Commissioner Mackin seconded the motion to increase the Executive Director Cell Phone Allowance from \$1,200/yr to \$1,800/yr on the ED Contract Rider.

26-09 Voted 5 in favor; 0 opposed

Monthly/Quarterly Financials -November & December 2025: Commissioner Leonard moved and Commissioner Worgaftik seconded the motion to approve the financial operating statements for the months of November & December 2025 and Quarter ending 12/31/25.

26-10 Voted 5 in favor; 0 opposed

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

26-11 Voted 5 in favor; 0 opposed

Approve the Tenant Accounts Receivable (TAR) Write-Offs: Commissioner Leonard moved and Commissioner Worgaftik seconded the motion to approve the TAR write-offs in the amount of \$20,155.83. This amount represents rents, charges, etc.

26-12 Voted 5 in favor; 0 opposed

Authorize the Purchase of RICOH Copier: Commissioner Worgaftik moved and Commissioner Leonard seconded the motion to approve the purchase of a new RICOH copier. Current copier is well beyond its useful life and is in a state of constant repair.

26-13 Voted 5 in favor; 0 opposed

Authorize the Executive Director to Execute a Grant Agreement with the Greenfield Local Cultural Council: Commissioner Leonard moved and Commissioner Mackin seconded the Motion to authorize Executive Director, Jack Redman, to execute the Grant Agreement with the Greenfield Local Cultural Council in the amount of \$500. The grant will allow for movie nights for the residents.

26-14 Voted 5 in favor; 0 opposed

New Business- None

2. Executive Director's Report:

Monthly Staff Report –December 2025

3. Board Committee Reports - None

4. Correspondence/Communication

5. Resident Update: None

6. Public Comment: None

7. ADJOURNMENT: Commissioner Mason moved and Commissioner Parks seconded a motion to adjourn the meeting at 5:53 pm. The next GHA meeting is scheduled for Tuesday, February 24th at 4:30 pm.

Respectfully Submitted,


Jack Redman