

**GHA Board of Commissioners
Regular Meeting
November 24, 2020 at 4:30 PM**

Greenfield Housing Authority – Remote Zoom Meeting – Greenfield, MA 01301

The Greenfield Housing Authority Board of Commissioners conducted the Regular Meeting of the Authority on Tuesday, November 24, 2020 via Zoom Remote, Greenfield.

CALL TO ORDER

Commissioner Hawkins called the meeting to order at 4:31 p.m.

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

Commissioners Absent: None

Staff Present: Thomas Guerino, Andi Guy, Jodi Clough, Ann Borkowski, Gary Nault, Cate Mitchell

Others Present:

1. ACTIONS

Minutes of the 10-27-20 Regular Board Meeting: Commissioner Mackin motioned and Commissioner Parks seconded a motion to approve the minutes of the October 27, 2020 Regular Board meeting.

20-105 Voted 4 in favor; 0 opposed; 1 abstention
No discussion

Monthly Staff Report for October 2020: Commissioner Leonard motioned and Commissioner Mackin seconded a motion to approve the Monthly Staff Report for October, 2020.

20-106 Voted 5 in favor; 0 opposed
Discussion: The number of vacant units is primarily a result of the CHAMP system.

Monthly Financial Report for October 2020: Commissioner Leonard motioned and Commissioner Mason seconded a motion to approve the monthly financial statements for the month of October, 2020.

20-107 Voted 5 in favor; 0 opposed
No discussion

Payment Summary for October 2020: Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve the Payment Summary for the month of October, 2020.

20-108 Voted 5 in favor; 0 opposed
Discussion: An inquiry was made to determine if GHA had switched software providers. Only the Payroll System has switched to PHA Network. Everything else is still with HAB/MRI.

Executive Director Contract Revision: Commissioner Leonard motioned and Commissioner Mason seconded a motion to **TABLE** the item for a few weeks.

20-109 Voted 5 in favor; 0 opposed
No discussion

2. Reports and Updates

Winslow Building Lockouts/Locks: Maintenance Director, Gary Nault, reported that he had met with the Building Inspector, Mark Snow, and Captain Dan Smith of the Greenfield Fire Department to demonstrate the lock system and the proposed changes. Letters of approval were submitted to GHA for this proposed change.

Executive Director Summary Report: Executive Director, Tom Guerino, provided a summary list of items/actions that he has accomplished in the first few weeks of his leadership as Executive Director.

Local Tenant Organization (LTO) Annual Plan Hearing Update: GHA is in the process of submitting its first Annual Plan to DHCD. One component of this process is to hold an informational hearing with the LTO. On November 17th, GHA Staff and Executive Director, Tom Guerino, met remotely with tenants via the Zoom platform. A total of two (2) residents participated in the session, however, a resident survey was conducted by the LTO and the results were given to GHA to review. The survey results were not provided to the GHA prior to the 11/17 meeting; therefore, these results were not a topic of conversation at the meeting. A summary of the 11/17 meeting was included in the Board packet.

Next steps for the Annual Plan are to hold a public formal hearing before the Board on Tuesday, December 15th at 4:30 pm. This public hearing will be held remotely via the Zoom platform.

Elm Terrace Tenants Association 2020 Election Results: The annual Elm Terrace Tenant Association elections were held on November 6, 2020. The results are as follows: President – Kim Mason, Vice President – Barbara Waite, Treasurer – Luci Adams and Secretary - L'aura Jordan.

3. **ADJOURNMENT:** Commissioner Leonard motioned and Commissioner Mackin seconded a motion to adjourn the meeting at 5:24 p.m.

Respectfully Submitted,

Thomas M. Guerino

Thomas M. Guerino,
Executive Director