

GHA Board of Commissioners

Regular Meeting

October 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, October 24, 2023, via remote Zoom Meeting.

CALL TO ORDER

Commissioner Hawkins called the meeting to order at 4:34 p.m.

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

Commissioners Absent: None

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

Others Present: John Lunt (GCET)

1. ACTIONS

Agenda Order: Commissioner Parks motioned and Commissioner Mackin seconded a motion to place the GCET item as the first order of business.

23-77 Voted 5 in favor; 0 opposed.

GCET -Elm Terrace “License” Memorandum of Understanding (MOU): Commissioner Parks motioned and Commissioner Leonard seconded a motion to authorize Executive Director, Tom Guerino, to put together a Memorandum of Understanding with GCET to allow the licenses for installing equipment on the GHA-owned buildings and/or poles.

23-78 Voted 5 in favor; 0 opposed.

Discussion: John Lunt presented the Board with the information and plan necessary to bring the GCET service to the residents at Elm Terrace.

Minutes of the 9-26-23 Regular Board Meeting: Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve the minutes of the September 26, 2023, Regular Board meeting.

23-79 Voted 5 in favor; 0 opposed.

No discussion.

Monthly/Quarterly Financials-September 2023: Commissioner Leonard motioned and Commissioner Mackin seconded a motion to approve the financial statements for the month of September 2023.

23-80 Voted 5 in favor; 0 opposed.

Discussion: Director of Finance, Jodi Clough, pointed out that the line item for legal services is overspent due to all of the evictions and court cases, etc. EOHLC has increased the exemption for legal services to \$7500, which will help offset the fees in the future.

Payment Summary for September 2023: Commissioner Leonard motioned and Commissioner Mason seconded a motion to approve the Payment Summary for the month of September 2023.

23-81 Voted 5 in favor; 0 opposed.
No discussion.

Monthly Staff Report for September 2023: Commissioner Leonard motioned and Commissioner Parks seconded a motion to approve the Monthly Staff Report for September 2023.

23-82 Voted 5 in favor; 0 opposed.
Discussion: Director of Maintenance, Mark Courtemanche, was pleased to report to the Board that the Maintenance Department was just about back to full capacity.

2. **New Business**

3. **Reports and Updates**

FY25 Annual Plan Public Hearing – Andi Guy informed the Board that the Annual Plan Public Hearing is scheduled for Wednesday, December 20th at 3:00 pm. The Hearing will be held via a Zoom platform. Commissioners are expected to attend as a quorum needs to be present. The LTO (Local Tenant Organization) will have the Annual Plan presentation on Wednesday, December 6th at 3:00 pm as well.

Secretary Augustus of the Executive Office of Housing and Livable Communities- Visit
Executive Director, Tom Guerino, informed the Board of the upcoming visit on November 7th and gave a rough itinerary of the visit.

4. **Tenant Concerns:**

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

5. **ADJOURNMENT:** Commissioner Leonard motioned and Commissioner Parks seconded a motion to adjourn the meeting at 5:19 pm.

Respectfully Submitted,



Thomas M. Guerino,
Executive Director