

MINUTES OF A SPECIAL MEETING
- OPEN SESSION -
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON MAY 1, 2013

The members of the Springfield Housing Authority met in Open Session at the Conference Room of the Springfield Housing Authority at 18 Saab Court, Springfield, Massachusetts at 4:30 PM on May 1, 2013.

A copy of the Notice of Meeting, pursuant to Section 23B of Chapter 39 of the Massachusetts General Laws, as amended, with the Certificate as to Service of the Notice, was ordered spread upon the minutes of the meeting and filed for records.

NOTICE OF MEETING

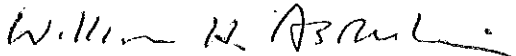
Notice is hereby given in accordance with Section 23B of Chapter 39 of the Massachusetts Laws, as amended, that a Special Meeting of the Board of Commissioners of the Springfield Housing Authority will be held at 4:30 PM on Wednesday, May 1, 2013 in the Conference Room of the Springfield Housing Authority at 18 Saab Court, Springfield, MA 01104.

SPRINGFIELD HOUSING AUTHORITY
/s/William H. Abrashkin, Executive Director
April 29, 2013

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, William H. Abrashkin, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on April 29, 2013 I filed in the manner provided by Section 23B, Chapter 39 of the Massachusetts General Laws, as amended, with the Clerk of the City of Springfield, Massachusetts, a Notice of Meeting of which the foregoing is a true and correct copy.

Attest:



William H. Abrashkin/Executive Director/
Secretary to the Board

Chairman Warren called the meeting to order at 4:34 PM, and those present upon roll call were as follows:

PRESENT

Raymond Warren
Willie Thomas
Thomas Labonte
Angela Robles

ABSENT

ALSO PRESENT

William Abrashkin
Michelle Booth
Isabel Serrazina

The Board reviewed materials and a recommendation to accept revisions made to the FYB 2012 and 2013 Annual Plans. It was noted that the revisions to the 2012 plan included addressing the demolition of 425 Central Street, consideration of demolition/disposition of the Marble Apartments as part of Choice Neighborhood, the start of modernization to meet VCA requirements to convert thirty-eight units to handicap accessible units, and seeking consolidated office space to centralize main business functions. The revisions to the 2013 plan included the conclusion of demolition at 425 Central Street and planning for replacement units, consideration for demolition/disposition of Marble Apartments as addressed in the 2012 plan, continued modernization to meet VCA requirements, and planning for renovation/renewed use of space vacated as a result of central office consolidation. Upon a motion made by Commissioner Robles, seconded by Commissioner Labonte, it was unanimously

VOTED: To adopt Resolution No. 9586, approving revisions to FY2012 Annual/5-Year Plan and certify compliance of the plan and related regulations as set forth in form HUD-50077.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Labonte, it was unanimously

VOTED: To adopt Resolution No. 9587, approving revisions to FY2013 Annual/5-Year Plan and certify compliance of the plan and related regulations as set forth in form HUD-50077.

Judge Abrashkin reported that the No-Smoking Policy is now in full effect at all SHA properties and appears to be going astonishingly well.

Judge Abrashkin informed the Board that the master developer agreement with Michael's Development under the Choice Neighborhood project has been fully executed by all parties.

Judge Abrashkin indicated to the Board that he, Sean Cahillane and Chairman Warren had just conducted a walk through at 60 Congress Street to review the final layout plans and at this point in the process, the final layout will be finalized by an architect and then move to construction. He stated that move-in is expected in early September.

Chairman Warren asked for an update on two tenant related matters, specifically with regards to the arrest of a tenant making threatening statements to staff and status of the eviction of the parents of the alleged gun shooter at the bus stop in front of Robinson Gardens.

Ms. Booth reported that legal action has been taken on the tenant threatening staff, both in housing and district court, with eviction and criminal charges filed in both, respectively. She indicated that the tenant had been evicted from his apartment on April 26th and was arrested on site. Ms. Booth further reported that the tenant has left threatening voice mails not only with the property manager, but also with Attorney Chesky, the Sheriff's Department and TPP staff. Criminal charges were filed for intimidating a witness, the case was heard in court on April 29th, and the former tenant was remanded to Bridgewater State Hospital for a two week analysis.

Ms. Booth reported that the resident families involved in the matter of the gunfire at the bus stop in front of Robinson Gardens have been issued a 30-day Notice to Quit with an additional order to stay off the property until such time the matter is heard in housing court. She reported there have been no violations of said order.

Chairman Warren inquired as to the status of the REAC physical indicator scores and whether the most recent scores will attain "High Performer" status. Judge Abrashkin and Ms. Booth reported that the score for Robinson Gardens has not yet been received but was expected to come through at any day and that while the physical scores are not the only factor in performer status, given the results to date, the physical scores received should contribute towards receiving a high performer status.

Judge Abrashki informed the Board that Mayor Sarno has indicated he will be making a nomination to the City Council in the matter

of the resident commissioner. He reported that said nomination will be made on behalf of Jessica Quinones, a resident at the Jennie Lanes Apartments, who serves as the Resident Council president. He indicated that he has received reports that she is well-regarded by both staff and residents and that he recently met her and she expressed to him she was both honored and excited at the opportunity to serve on the Board.

Judge Abrashkin reported that the SHA will be receiving an outstanding agency award at the upcoming MANAHRO conference as a result of its work toward federalization of Reed Village, Duggan Park and Robinson Gardens.

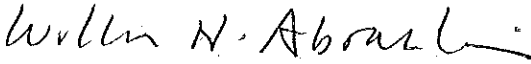
There being no further business to come before the members of the Springfield Housing Authority, upon a motion made by Commissioner Labonte, seconded by Commissioner Robles, it was unanimously

VOTED: To adjourn the Open Session of a Special Meeting of the Springfield Housing Authority at 4:50 PM.

ATTEST:



Raymond Warren, Chairman



William H. Abrashkin, Executive Director