

MINUTES OF SPECIAL MEETING  
- OPEN SESSION -  
OF THE SPRINGFIELD HOUSING AUTHORITY  
HELD ON AUGUST 6th, 2024

The members of the Springfield Housing Authority met in Open Session at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts at 4:00 PM on August 6th, 2024.

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 4:00 PM on Wednesday, August 6th, 2024 at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts.

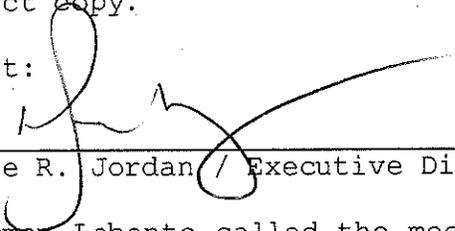
SPRINGFIELD HOUSING AUTHORITY

/s/Denise R. Jordan, Executive Director  
August 2<sup>nd</sup>, 2024

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, Denise R. Jordan, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on August 2<sup>nd</sup>, 2024, 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:

  
\_\_\_\_\_  
Denise R. Jordan / Executive Director/Secretary to the Board

Chairman Labonte called the meeting to order at 4:00 PM, and those present upon roll call were as follows:

PRESENT

Thomas Labonte  
Jessica Quinones  
Angela Robles  
Willie Thomas (arrived at 4:08 pm)  
Raymond Warren

ABSENT

ALSO PRESENT

Priscilla Chesky  
Fidan Gousseynoff  
Austin Harris  
John Healy (attended on Zoom)

Denise Jordan  
Nicole Kane

The Board reviewed the Minutes of June 18<sup>th</sup>, 2024. With no questions or comments and upon a motion made by Commissioner Robles, seconded by Commissioner Quinonez and following a board roll call, it was unanimously (Commissioner Thomas absent at the time of voting)

VOTED: to approve the Minutes of April 16<sup>th</sup>, 2024.

Executive Director Jordan stated that the special meeting was called by the Board's request following Mayor Sarno's letter on 7/24/24. In response to that letter, a draft was created and sent to the Board members. The letter, with some revisions by Commissioner Warren, is ready to be sent to the City after the Board approves it. A special meeting had to be called in order to meet the 14-days deadline.

In response to Ms. Jordan's question, General Counsel Chesky confirmed that the words "the SHA is on solid financial and management footing" can be used. She stated that is important that the Board had been provided with all the information that substantiates that statement. Ms. Jordan stated that the Board is being provided with all information and reports at monthly meetings; there is a direct line of communication; the Finance Director is available at every meeting to answer any questions. Chairman Labonte said that the Board relies on the information provided by the management.

Commissioner Thomas entered the Conference Room at 4:08 pm.

The letter was finalized after more changes made and it was discussed how the letter will be delivered to the Mayor and his Chief of Staff. Commissioner Thomas inquired if a formal vote is required and it was decided to take a vote.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Robles and following a roll call, it was unanimously

VOTED: to accept letter to HUD and Mayor Sarno.

In response to Chairman Labonte's question, Denise Jordan stated that it is unknown when HUD will issue a compliance letter. She reported about her conversation with Maura O'Brien and Robert Cwieka from HUD Regional Office, they confirmed that the occupancy data was in higher numbers and it was reiterated that the troubled agency score was clearly a result of the software issue and it does not affect the day-to-day operations, and it does not reflect how the SHA takes care of its residents or its financial situation. In response to Chairman Labonte's inquiry, Denise Jordan and Deputy Executive Director Kane confirmed that the software compatibility issues have not been fully resolved but the staff had been working with the consultants and is now aware about how to work around the problems without the need to use consultant's services all the time. She assured the Board that she is confident that the agency is on right track. Answering to Commissioner Robles and Warren's question, the Finance Director Austin

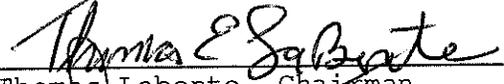
Harris provided some clarification about the audit submission timeline for FY23, 24 and FY 25.

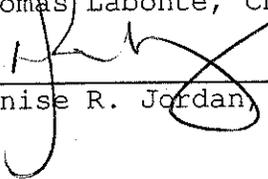
Commissioner Warren requested that detailed budget reports would be provided to the Board. Executive Director Jordan responded to Chairman Labonte's inquiry about when he troubled agency designation will be removed and stated that as an Executive Director, she is confident in the staff and that HUD is pleased with the SHA's work. It was also discussed what further steps will be after the compliance report is issued.

There being no further business to come before the members of the Springfield Housing Authority Board, upon a motion made by Commissioner Warren, seconded by Commissioner Quinonez, and following a board roll call, it was unanimously

VOTED: to adjourn the Open Session of the Special Meeting of the Springfield Housing Authority at 4:43 PM.

ATTEST:

  
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Thomas Labonte, Chairman

  
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Denise R. Jordan, Executive Director