

MINUTES OF A REGULAR MEETING
- REGULAR/OPEN SESSION -
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON OCTOBER 19th, 2021

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 and with a telephone dial-in option for public access at 4:00 PM on October 19th, 2021.

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

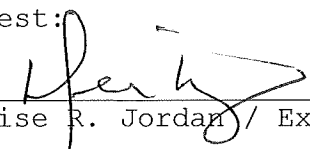
Notice is hereby given in accordance with Section 23B of Chapter 39 of the Massachusetts Laws, as amended, that a Regular Meeting of the Board of Commissioners of the Springfield Housing Authority will be held at 4:00 PM on Tuesday, October 19th, 2021 via telephone conference call for public access and at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts.

SPRINGFIELD HOUSING AUTHORITY
/s/Denise R. Jordan, Executive Director
October 15th, 2021

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 October 15th, 2021 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 4:00PM, and those present upon roll call were as follows:

PRESENT

Thomas Labonte
Willie Thomas
Jessica Quinones
Angela Robles
Raymond Warren

ABSENT

Denise Jordan

ALSO PRESENT

Nicole Kane
John Healy
Marieli Roman
Michele Decoteau

Austin Harris
Candra Crips
Margarita Morales
Priscilla Chesky

The Board reviewed the Minutes of September 21st, 2021. Commissioner Thomas abstained as he was not present at the prior board meeting. Upon a motion made by Commissioner Robles, seconded by Commissioner Quinonez, it was by an unanimously

VOTED: to approve the Minutes of September 21st,2021.

Chairman Labonte commenced the Board Meeting with Agenda Item E.1. to vote to recognize the Gentile Resident Council as a viable Local Tenant Organization for a 5 Year term. Ms. Gail Turner, resident of the Gentile Development, presented material to the board to include a copy of Gentile tenant budget meeting agenda and budget meeting minutes, and the by-laws for Tenant Council for State-Aided Housing. Ms. Turner requested, as the President of the Gentile Resident Council, that the Board vote to acknowledge the Gentile Resident Council as a viable local tenant organization and that the Chairman and Executive Director sign document thereafter affirming the Board vote.

With no further information presented on this agenda item and,

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

VOTED: to recognize the Gentile Resident Council as a viable Local Tenant Organization for a 5 Year term.

Chairman Labonte proceeded to Agenda Item E.2 to award 3-year contract, not to exceed \$150,000.00 to ML Schmitt Electric for On-Call back up electrical work. Director of Capital Improvements and Procurement John Healy presented and discussed the agenda item material with the Board. Commissioner Warren and Chairman Labonte presented questions surrounding the in-house capacities of the SHA electrician staff and to the parameters of SHA's oversight of the on-call electrical service requests. Commissioner Quinones questioned if SHA utilizes the service(s) of ML Schmitt Electric in a year; Director Healy responded, no.

With no further information presented on this agenda item and,

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

VOTED: to award 3-year contract, not to exceed \$150,000.00 to ML Schmitt Electric for On-Call back up electrical work.

Chairman Labonte proceeded to Agenda Item E. 3 to adopt Resolution 9762 the new Fair Market Rent (FMR) published in the Federal Register dated August 26th, 2021. Deputy Director Nicole Kane briefly discussed the HUD

FMR publication with the change to 110% payment standard for 0-6-bedroom units under the Section 8, Rental Assistance program.

With no further information presented on this agenda item and,

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

VOTED: to adopt Resolution 9762 the new Fair Market Rent (FMR) published in the Federal Register dated August 26th, 2021.

Chairman Labonte proceeded to the Executive Director's Report. Deputy Executive Director Nicole Kane briefly discussed the Executive Director's report in the absence of Denise R. Jordan summarizing SHA collaborations with agencies outside of the SHA, updates on the relocation plans for Rental Assistance Office, staff promotions and changes, the commencement of SHA annual meetings with all departments, and the commencement of the SHA Annual Plan for HUD & DHCD submissions.

Chairmen Labonte proceeded to Agenda Item H.1. H.2 and H.3 AP Report September 2021; Financial Report April 2021-July 2022 and the Board Financial Report July 2021 for information purposes. Finance Director Michele Decoteau briefly discussed the agenda item. Commissioner Thomas inquired if the pandemic has impacted SHA; Director Decoteau responded the most impacted area for the Authority is rental payments and informed the board that there are programs to assist residents who are unable to afford their rental payments. Deputy Director Kane added that the Authority has seen increases in material costs for Contractors, also adding an increase in repairs for tree removals.

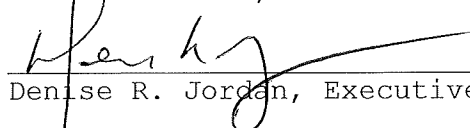
There being no further business to come before the members of the Springfield Housing Authority Board, upon a motion made by Commissioner Warren, seconded by Commissioner Quinonez and following a board roll call, it was unanimously

VOTED: to adjourn the Open Session of a Regular Meeting of the Springfield Housing Authority at 4:38

PM

ATTEST:


Thomas Labonte, Chairman


Denise R. Jordan, Executive Director

