

FALMOUTH HOUSING AUTHORITY - COMMISSIONERS REGULAR BOARD MEETING
REGULAR SESSION MINUTES
Monday, August 21, 2023

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The Falmouth Housing Authority conducted a General Commissioners Board Meeting on Monday, August 21, 2023. The general session began at 4:30 p.m. The Board did its best to adhere to posted time frames, but times may have varied. The meeting was held via a virtual meeting pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020; extended to 2025. The public were invited to join in the general session meeting by going to:

Link: <https://us02web.zoom.us/j/82908808793>

Meeting ID: 829 0880 8793

Audio Access: 1-646-558-8656

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MEMBERS PRESENT: Patricia Favulli

Michael Galasso (logged on at 4:43 p.m.)

Kathleen Haynes

Robert Mascali

Stephen Patton

STAFF PRESENT: Bobbi Richards, Executive Director

Leslie Pearce, Assistant Director

Charles Starr, Fiscal Officer

Michael Coffey, Maintenance Superintendent

OTHERS PRESENT: Laura Bancroft

Noelle Annonem-Falmouth Enterprise, Maureen McIver-Recording Secretary

OPEN SESSION

At 4:31 p.m. Patricia Favulli called the meeting to order and read regulations for remote meetings.

Recognition, Announcements and Public Comments

There were no recognitions, announcements, or public comments.

Items requiring discussion and votes:

-General, Executive and Special Session (Public Hearing) of July 31, 2023– 3 votes

Resolution 2024-011

Steve Patton moved to approve the minutes of the general session from July 31, 2023. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Kathleen Haynes-aye

Steve Patton -aye

3 Ayes (Favulli, Haynes, Patton)

0-Nays

MOTION CARRIED

Resolution 2024-012

Steve Patton moved to approve, but not release, the minutes of the executive session from July 31, 2023. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Kathleen Haynes-aye

Steve Patton -aye

3 Ayes (Favulli, Haynes, Patton)

0-Nays

MOTION CARRIED

Resolution 2024-013

Steve Patton moved to approve the minutes of the special session from July 31, 2023. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Kathleen Haynes-aye

Steve Patton -aye

3 Ayes (Favulli, Haynes, Patton)

0-Nays

MOTION CARRIED

-Payment of bills and HAP payments – vote

Resolution 2024-014

Steve Patton moved to approve the HAP payments and bills from July. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton -aye

4 Ayes (Favulli, Haynes, Mascali, Patton)

0-Nays

MOTION CARRIED

-Reorganization of the Board (positions) – vote

Resolution 2024-015

Patricia Favulli nominated Steve Patton for the Chair. Robert Mascali seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton -aye

5 Ayes (Favulli, Galasso, Haynes, Mascali, Patton) 0-Nays

MOTION CARRIED

Resolution 2024-016

Patricia Favulli nominated Kathleen Haynes for Vice Chair. Steve Patton seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton -aye

5 Ayes (Favulli, Galasso, Haynes, Mascali, Patton) 0-Nays

MOTION CARRIED

Steve Patton began chairing the meeting.

Steve Patton asked if any board members were interested in being liaison to the CPC. Both Kathleen Haynes and Michael Galasso expressed interest and the matter will be brought up at a future meeting.

-Board meeting dates (schedule revision)

After a discussion, the board decided to have regular meetings on the 4th Monday of the month at 4:30 p.m.

-Authorized State Wage Match policy review and identified FHA users – vote

Bobbi Richards explained that the year-end financials are not ready and so the last line of the document could not be determined. Bobbi Richards informed the Board that 3 FHA employees, Leslie Pearce, Chuck Starr, and Bobbi Richards access the state wage system on a regular basis. It was determined that a quorum would be available for the needed vote on the finalized document on Monday, the 28th.

Resolution 2024-017

Patricia Favulli moved approval of identified FHA users and policies as described. Kathleen Haynes seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye
Steve Patton -aye
5 Ayes (Favulli, Galasso, Haynes, Mascali, Patton) 0-Nays

MOTION CARRIED

-Redevelopment of properties committee formation

Bobbi Richards explained that any interested board members may join a committee and an advertisement would be posted seeking members of the public who are interested in working on a committee. A discussion was held about the nature of the committee and whether a separate not for profit organization with a separate board would need to be established if generating new housing units. It was decided that the new committee would investigate all housing options including adding new units and redeveloping/tearing down/rebuilding existing units and sites

The board generated a list of items for the committee to consider which included:

*Other housing authorities have rebuilt aging units. What happens to tenants while they are doing so?

*Does the housing authority have to form a separate non-profit board for new development? There was discussion as to when a non profit board creation would be required.

*Disposal of the 705s because they are because of difficulties associated with them including costs, maintenance issues, expensive to maintain.

*Maintaining the 705s as rental units because affordable rentals for families in Falmouth are otherwise virtually nonexistent.

-Report from Solar Committee – Proposal from PowerOptions

Michael Galasso reported that solar panels could be placed on most of the properties and costs could be reduced by 10-15% at no upfront costs to FHA. A presentation will be given at the next meeting.

BUSINESS

Report from Maintenance Depart (town inspections, vacancies, general property updates)

Michael Coffey reported that three units are in the process of being turned.

Patricia Favulli asked if the agreement with the labor board was in writing and if Bobbi Richards had a copy.

Michael Coffey said that he was considering bringing in an electrical contractor who could pull permits. Presently Michael Coffey can pull permits if he does the work himself. The contractor could list all work done under the permit and the town would inspect about once per month.

Bobbi Richards noted that an RFP has been issued for an electrical contractor. Feedback from local trade professionals has been that working under these contracts is not financially favorable.

Report from Fiscal Office (monthly financial reports)

It was clarified that only active accounts are eligible for assistance from HAC and other charitable housing entities.

Report of Assistant Director (leased housing report)

Leslie Pearce reported that public housing is essentially leased to capacity.

Report of Executive Director on activities of the housing authority

-Bobbi Richards reported that the walkways at Tatakot have deteriorated significantly. A request was made to HUD to separate the proposals for Tatakot into two separate requests with the walkways now emerging as a greater emergency than the pipes. The architects have been contacted. The cost of the walkways is estimated to be \$1.2 million. If HUD denies the requests, all other projects would be put on hold to fund the emergency repairs.

-There have been two federal violations. A pool has been installed at a 705 in violation of federal regulations. Attorneys are informing the tenants. Eviction processes have been initiated against a tenant that owes over \$9,000 in back rent, has numerous community complaints lodged against them, and has not had an annual recertification done.

A tenant in elderly housing has been abusive to staff and other tenants. They have been offered reminders, a transfer, opportunity to work with a mediator but they have not utilized any of these resources.

DISCUSSION OF FUTURE AGENDA ITEMS

Proposal from PowerOptions, liaison to the CPC

Resolution 2024-018

At 5:26 p.m. Kathleen Haynes moved to adjourn. Patricia Favulli seconded.

A roll call vote was taken:

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton -aye

5 Ayes (Favulli, Galasso, Haynes, Mascali, Patton) 0-Nays

MOTION CARRIED

Relevant Documents

General Session Minutes of 7/31/23

Executive Session Minutes of 7/31/23

Special Session Minutes of 7/31/23

Leased Housing Report

Solar Proposal from PowerOptions

Vacancy Report for July 2023

Public Housing Aging Report

HAP Payments and List of Landlords Paid

Financials prepared for Fenton, Ewald & Associates for March & April 2023