

September 10, 2014

The Regular Meeting of the Housing Authority of the Town of Springfield was held at the Westview Community Room at 8:50 A.M.

- (A) Roll Call: Present were Mr. Peter Andrews, Mr. Richard McInerney, Ms. Sherry Hatt, Mr. Franklin Poole, and Mr. Gerald Mittica.
- (B) Minutes: The minutes from the August 12, 2014 regular meeting were approved.
- (C) Financial Report: The financial report will be mailed.
- (D) Old Business:
 - (1) Ellis Building – The project continues to run well. The units are all rented. However, the movie theater has had a slow year to date. Phil Meadows, the man who runs the Keene Cinemas, has also reported a downturn in business as well. Given this fact, the theater operator asked us to freeze his rent for the next two years. After some discussion, the Board agreed to do so. Bill will contact Housing Vermont, the co-general partner, to get their approval.
 - (2) FYE 9/30/15 Budgets – Bill reviewed the FYE 9/30/15 SHA budget with the Board. A motion was made by Frank Poole to accept the budget as presented with the one change to Bill's salary. This motion was seconded by Gerry Mittica and passed by a unanimous voice vote.
 - (3) 90 Main Street – Bill sent an email to Steve Greene asking several questions about this property including a selling price. To date, we have not heard back from Steve. Bill will keep the Board informed on negotiations for this property.
 - (4) Cell Towers Lease Buy-out Proposal – Bill has spoken to some other housing authority directors from around the country regarding the sale of these leases and unless something changes, it appears that it would not be in the SHA's best interest to sell these leases.
 - (5) Purchase of 25 Summit Avenue – On 8/22/14, the SHA purchased the house at 25 Summit Avenue from SHU for \$110,000.00. There is a mortgage from the Mascoma Bank for \$73,000 at 4.25%. The balance of the payments came from the section 8 post 2003 reserves.
 - (6) Other Business – (a) No other old business was presented.

(E) New Business:

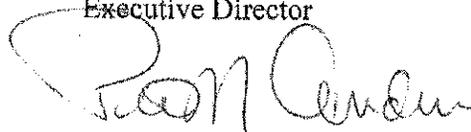
- (1) Request for Donations – No requests at this time.
- (2) Possible Future Projects – The Board discussed several projects in Town that we have been asked to consider. They felt that the most important project would be the building in the downtown area.
- (3) Other Business – (a) The SHA contracted with Diane Daniels to be our new SASH wellness nurse. (b) The Brattleboro Housing Authority is short staffed at the moment. We are sending one of our people down to the BHA to help them for 2 days a week for a couple of months. They will be paying the SHA for her services. (c) The SHA is 70 years old. It was formed on 09/09/1944. The Board asked Bill to see about a press release. (d) No other new business was discussed.

(F) Adjournment: The meeting adjourned at 9:52 A.M. The next meeting will be held October 15, 2014 at the Huber Building.

Respectfully submitted,



William F. Morlock III
Secretary to the Board &
Executive Director



Peter Andrews
Chairman
Springfield Housing Authority