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OFFICE OF THE MANAGER

August 12, 2014

The Regular Meeting of the Housing Authority of the Town of Springfield was held at the Whitcomb Building at 8:20 A.M.

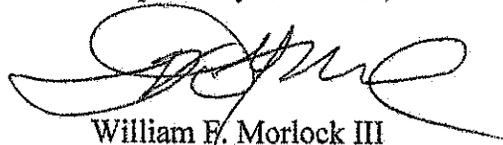
- (A) Roll Call: Present were Mr. Peter Andrews, Mr. Richard McInerney, and Mr. Gerald Mittica.
- (B) Minutes: The minutes from the July 8, 2014 regular meeting were approved.
- (C) Financial Report: The financial report was approved as distributed.
- (D) Old Business:
- (1) Ellis Building – The movie theater continues to run well. However, business is down 30% from last year. The Keene Cinema's business is also down about 23% according to Phil Meadows. Nationwide the film industry reports business off by 22%. The units are all leased but we may have a person moving out shortly.
 - (2) Cooperation with other Housing Authorities – There is no further progress to report concerning this topic. It appears that the other housing authorities do not have as much interest in this venture as we do. This will be dropped from future agendas.
 - (3) 90 Main Street – Bill and Steve Greene agreed to have an appraisal done to help establish a sale price for this property. The cost of the appraisal will be split between Steve and the SHA. The appraisal was received today by email. It appears to be on the high side. Bill will keep the Board informed on negotiations for this property.
 - (4) Cell Towers Lease Buy-out Proposal – Bill has been performing the necessary due diligence required by the Board for this contract. Hopefully, this deal can be closed by the end of September.
 - (5) Purchase of 25 Summit Avenue – The SHA received a mortgage approval letter from the Connecticut River Bank for \$73,000 at 4.25%. The SHA will purchase this house for \$110,000. The balance of the funds will come from the section 8 post 2003 reserves.
 - (6) Select Board Meeting – On 7/14/14, Bill addressed the select board. He discussed how the SHA screens tenants and deals with issues as soon as they arise. He also agreed to help on a sub-committee to look at what to do with some of the questionable housing units in Town.
 - (7) Other Business – (a) No other old business was presented.

(E) New Business:

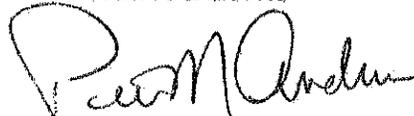
- (1) Request for Donations – The Board approved sending a team to the Youth Service's golf tournament. The Board approved the \$180 sent to the Learning Tech Camp group so that two children from Westview could attend.
- (2) Staff Changes – Linda Husband has been hired as the new SASH coordinator. We also laid off a maintenance person at Mountain View. This lay off will save the property about \$23,000 per year.
- (3) SHA Scholarship Awards – The awards were given to Shelby Reardon, Morgan Johnson, and Desmond Dana.
- (4) Possible Future Projects – The Board discussed several projects in Town that we have been asked to consider. These will be discussed again at the next meeting.
- (5) Budgets for Properties – Peter asked if the budgets for Mountain View and the Maples could be emailed to the Board for discussion at the next meeting. Bill will do this.
- (6) Other Business – (a) The Town's tax sale of properties was held on 8/7/14. Bill attended but did not bid on any of the properties. (b) A motion was made by Richard McInerney to accept the revised public housing lease. This was seconded by Gerry Mittica and passed by a unanimous voice vote. (c) No other new business was discussed.

(F) Adjournment: The meeting adjourned at 9:11 A.M. The next meeting will be held September 10, 2014 at the Westview Community Room.

Respectfully submitted,



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



Peter Andrews
Chairman
Springfield Housing Authority