

January 13, 2015

The Regular Meeting of the Housing Authority of the Town of Springfield was held at the Whitcomb Building at 8:00 A.M.

(A) Roll Call: Present were Mr. Peter Andrews, Mr. Richard McInerney, Ms. Sherry Hatt, and Mr. Gerald Mittica.

(B) Minutes: The minutes from the December 9, 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. We will have another unit open at the end of this month. Chad and Jessie continue to do a fantastic job with the movie theater. They have paid the full years rent on both the theater and the small commercial space (where they plan to open an ice cream and coffee shop).

(2) 90 Main Street – After a review of the process to purchase this property, the Board decided to withdraw from this project and focus on other possible ventures. Peter Andrews will write a letter to Mr. Greene telling him of the Authorities decision.

(3) Audit – The audit results were discussed. A motion was made by Gerry Mittica to accept the FYE 9/30/14 audit as written. This was seconded by Sherry Hatt and passed by a unanimous voice vote.

(4) Woolson Block – Matt Moore, the development person from Housing Vermont, toured this building on 11/14/14. On 12/6/14, he requested a narrative on our vision for the building. This was sent to him on 1/7/15. He needed to discuss this project with Nancy Owens, the President of Housing Vermont, and will get back to us. Bill received a call from Nancy yesterday, but still has not been able to make contact with her before this meeting. Hopefully, HV will want to be involved with this project.

(5) Other Business – (a) The Board discussed the draft of the Executive Directors job description. It was decided that Sherry Hatt would continue to refine this document and send it to Peter Andrews for further review. (b) No other old business was presented.

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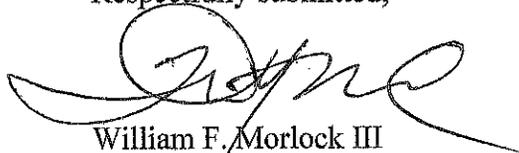
OFFICE OF THE MANAGER

(E) New Business:

- (1) Request for Donations – The Board approved sending \$200 to the Springfield Warming Shelter. We received thank you's from the Meals on Wheels and VT, Golf Association (donation in memory of Fred).
 - (2) REAC Inspection – The 12/9/14 REAC inspection of the two high-rise buildings went very well. We scored a 93 which makes us a high performer and eligible for a three year exemption for future inspections.
 - (3) RAD Application- Congress approved another 120,000 units for this program. This means that we will be getting a letter from HUD allowing the SHA to move forward with our application to this program. The Board will have the final approval on this application.
 - (4) Other Business – (a) Bill told the Board of a bed bug issue at the Huber Building. He will be meeting with the tenant to explain that if there are any future infestations then she will be responsible for paying the costs to eliminate the bed bugs. (b) VHFA letters concerning review of the Mountain View Apartments and Westview Apartments were shared with the Board. (c) Peter briefly discussed "Project Action" and wanted to know if the SHA would be at the meeting. Bill told the Board that he would be there. (d) No other new business was discussed.
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(F) Adjournment: The meeting adjourned at 9:18 A.M. The next meeting will be held February 10, 2015 at the Huber Building.

Respectfully submitted,



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



Peter Andrews
Chairman
Springfield Housing Authority