

May 12, 2015

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

- (A) Roll Call: Present were Mr. Peter Andrews, Mr. Richard McInerney, Mr. Gerald Mittica, and Mr. Richard Cummings. Guest: Mr. Walter Martone
- (B) Minutes: The minutes from the April 14, 2015 regular meeting were approved.
- (C) Financial Report: The financial report was approved as distributed.
- (D) Old Business:
  - (1) Ellis Building – The project continues to run well. We have two units open, however at the present time we do not have any good possibilities for those units. The movie theater operators indicated that the theater has been doing nicely and continues to operate in the black.
  - (2) RAD Application Update – Bill met with the tenants at both the Huber and Whitcomb Buildings on 5/7/15 to discuss the advantages of moving the public housing units to this program. Basically, the tenants will not see any difference in how they are living at either building, but the SHA will get a predictable revenue source from year to year and some regulatory relief. The tenants gave their approval to move forward and Bill will continue to keep the Board informed.
  - (3) Executive Director’s Job Description – The Board reviewed the draft job description for the Executive Director. Peter asked that it be sent to all Board members for final comments.
  - (4) Woolson Block – Housing Vermont will begin negotiations for the sale of the building with the owner. If that goes well, then we will order an environmental assessment on the property. Preliminary estimates place the cost of rehabilitation of this property at about \$4.6 million.
  - (5) Five-year Plan Update – Bill met with the tenants to get their input on the Five-year Plan and the 2015 Capital Plan. The tenants approved the Plans as presented. The next step is to have a public hearing and final approval at the Board meeting on June 9, 2015.
  - (6) Other Business – (a) No other old business was presented.
- (E) New Business:

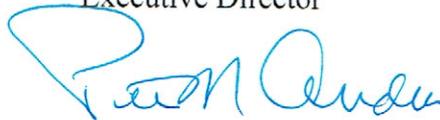
- (1) Request for Donations – Request from SOM for help with the Farmer’s Market was approved at \$100. The Board also received notes of thanks from the Springfield Community Players and the Springfield Humane Society.
- (2) 90 Main Street – Steve Greene decided that he now wishes to sell 90 Main Street to the SHU and the Parking lot to SHA on the terms given by the SHA. A motion was made by Gerry Mittica for the SHA the purchase the parking lot for \$100,000.00 with no strings attached and SHU to purchase the house at 90 Main Street for \$100,000.00. Additionally, Gerry agreed that the SHU will borrow \$120,000.00 from Mascoma Bank for the purchase of the house and roof repairs. This motion was seconded by Richard McInerney and passed by a unanimous voice vote.
- (3) Evergreen Heights – The Board discussed the possibility of the SHA making an offer to manage this property for the new owners. The Board gave its approval for Bill to investigate this venture.
- (4) Fred Koledo Scholarship – The Board gave its approval to offer the Fred Koledo scholarship to our tenants and dependents of the staff. They also gave approval to offer scholarships to our tenants for Learning Tech summer program.
- (5) Project Action – The Project Action Committee asked if the SHA could reopen its Loan Program to the people in the Union Street area. The committee has decided to concentrate their efforts on Union Street. The Board agreed to reopen this program.
- (6) Other Business – (a) Richard Cummings was appointed by the Town to fulfill the remainder of Frank Poole’s term on the Board of Commissioners. (b) SHU plans to have the Westview Playground completed by mid-June. Bill will be sure the tenants are involved. (c) The results of the VHFA inspections of Westview and Mountain View were available for the Board’s review. There were no findings. (d) The Business Continuity Plan was available for review. Peter asked if it could be emailed to everyone. Bill will do so. ( e ) Efficiency Vermont inspected the ventilation work at the Whitcomb Building and found it acceptable. They will send us our check in two to three weeks. (f) No other new business was discussed.

(F) Adjournment: The meeting adjourned at 9:08 A.M. The next meeting will be held June 9, 2015 at the Westview Community Room. The SHU meeting will be scheduled directly before the SHA meeting.

Respectfully submitted,



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



Peter Andrews  
Chairman  
Springfield Housing Authority