

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD

REGULAR MEETING MINUTES

Housing Authority Office

June 23, 2016

9:30 a.m.

Attendance: Mr. Long, Chairman; Mr. Simonsen, Vice Chairman; Mr. Eddy, Secretary and Treasurer; Ms. Hall, Assistant Treasurer; Mr. Hundt, Commissioner; Ms. Fields, Executive Director; Hannah Rudd, Development Coordinator and guest Kathy Ward

The meeting was called to order at 10:05 a.m. by the Chairman.

MINUTES

The Chairman declared, without objection, the acceptance of the minutes of the May 19, 2016 Regular Meeting.

COMMENTS FROM THE PUBLIC

None

COMMUNICATIONS

None

REPORTS OF THE DIRECTOR

Bills

The Chairman declared, without objection, the acceptance of the May bills.

Financial Reports –A (General)

The Chairman declared, without objection, the acceptance of the April Financial Reports.

Financial Report-B (Section 8 Statistical Report)

The Chairman declared, without objection, the acceptance of the May Section 8 Statistical Report.

REPORT FROM TENANT REPRESENTATIVE

General Reports

Mr. Hundt reported that everything was fine.

COMMITTEE REPORTS

None

UNFINISHED BUSINESS

Holinko Estates – Generator Update

A quote from Huntington Power was provided for over \$17,000. Mr. Marden spoke with AC/DC Industrial Electric in Norwich. They suggested that with so few hours (about 400) on it, that it should be repaired and will last another 20 years. They

provided a quote to rebuild the generator for about \$2,300. Ms. Fields signed an agreement to have it rebuilt and it is being done today.

NEW BUSINESS

Affordable Housing

Ms. Fields and others met with Mr. Hart to discuss ways to promote and create more affordable housing in Mansfield. Among other ideas, a Housing Trust was suggested. Ms. Fields is in favor of the Housing Trust idea for its ability to provide the most flexible funding sources controlled by local or state government to address housing needs. The funds can be used for many housing needs, including down payment assistance, emergency repairs, loans to cover predevelopment costs incurred by nonprofit housing developers, housing education and counseling and Tenant-based rental assistance. Ms. Fields expressed interest on behalf of the Housing Authority in managing the trust. Ms. Rudd and Ms. Mullen will take the lead on this and another meeting is set for June 30th.

Liberty Bank

Ms. Fields and Ms. Rudd met with Ms. Lascko and Mr. Davis from Liberty Bank on June 22nd. Liberty would be happy to provide the Housing Authority a line of credit with no annual fee if there is an interest. They will also look into the possibility of getting a better rate for a CD. The Board expressed no interest in obtaining a line of credit at this time due to sufficient reserves at both properties.

EXECUTIVE SESSION

Litigation

Ms. Fields asked the Chairman to request a vote to go into Executive Session in order to discuss a litigation matter which contains privileged information. The Chairman requested a motion be made.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to go into Executive Session at 10:47 a.m. and to invite Ms. Fields and Ms. Rudd and Ms. Ward as President of the Mansfield Nonprofit Housing Development Corporation.

The Board came out of Executive Session at 11:05 a.m.

MEETING DATE REVIEW

The next meeting will is scheduled on July 21, 2016 at 9:30 a.m.

OTHER BUSINESS

None

ADJOURNMENT

The Chairman declared the meeting adjourned at 11:06 a.m. without objection.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairman