

MINUTES OF THE
November 20, 2019
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A meeting was held on the 20th day of November 2019. The meeting was called to order at 6:17pm by Chairman Barry Lites in the Board of Commissioners Conference Room, at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following members were present: Commissioners McGoldrick, Dunmore, Joyner and Lyons

Excused

~~Absent:~~ Commissioner Fonti

Also present were: Siela A. Bynoe, Executive Director
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the minutes- motion was offered by Commissioner Dunmore and Seconded by Commissioner McGoldrick - All in favor - Vote carries unanimously.

Communications:

Secretary's Report:

Director's Report:

- The Board was advised that while the PHA wasn't a party to the lawsuits, the staff was working diligently to respond to two subpoenas. Both fulfillments are onerous and either requires archival retrieval or assistance from the software company.
- The PHA Plan was submitted to the Board for approval. The PHA Plan included the proposal to Disposed of Excess Land at the MH site for the purpose of rehabilitating each unit.
- The Board was apprised of the 2019-2020 Fair Market Rents for Suffolk County, and the HA's dilemma in leasing units.
- The executive director presented the Budget for the Board's review and approval.

Resolutions

The Board approved the submission of the PHA Plan, which included the proposal to use HUD's Disposition of Excess Land at the MH site for the purpose of qualifying for LIHTC funding opportunities in order to rehabilitate each unit. Motion offered for by Chairman Lites and seconded by Commissioner Joyner, all in favor. Motion carries unanimously.

The Board approved the 2019-2020 Payment Standards for the HCV Program. Motion offered by Commissioner Joyner and seconded by Chairman Lites, all in favor. Motion carries unanimously.

The Board approved FYE 9/30/2020 Budget, with staffing salary increases. Motion offered by Commissioner Joyner and seconded by Commissioner Dunmore, all in favor. Motion carries unanimously.

Committee Reports:

Finance Committee :

Executive Session

Motion to go into executive session at 7:26pm to discuss personnel matters.- Motion offered by Chairman Lites, seconded by Commissioner McGoldrick- all in favor motion carries unanimously.

Motion to exit executive session at 7:31 pm- Motion offered by Commissioner Joyner, seconded by Commissioner Dunmore- all in favor motion carries unanimously.

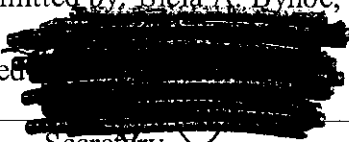
Old Business:

Adjournment:

Motion to adjourn at 7:32 pm. Commissioner Joyner , seconded by Commissioner Dunmore, all in favor- motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated



Secretary

2/11/2020

Date

MINUTES OF THE
September 10, 2019
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A meeting was held on the 10th day of September 2019. The meeting was called to order at 7:05 pm by Chairman Barry Lites in the Board of Commissioners Conference Room, at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present: Commissioners McGoldrick, Dunmore and Joyner and

Arrived at 7:10pm Commissioner Fonti

Absent: Commissioner Lyons

Also present were: Siela A. Bynoe, Executive Director
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the minutes- motion was offered by Commissioner McGoldrick , and seconded by Commissioner Dunmore - All in favor - Vote carries unanimously.

Communications:

Secretary's Report:

Director's Report:

- The Board was engaged in a discussion regarding the voluntary Disposition of Excess Land for the Millennium Hills Development.

Resolutions:

The Board approved the voluntary Disposition of Excess Land for the Millennium Hills Development, as a part the Renovation of the units. Motion offered for by Commissioner Lites and seconded by Commissioner Fonti, all in favor. Motion carries unanimously.

At the Executive Director's request the approved 2 bonuses in the amount of \$2500.00 each for the following employees. Motion offered for by Commissioner Lites and seconded by Commissioner Joyner all in vote. Motion carries unanimously.

Committee Reports:

Finance Committee :

Executive Session

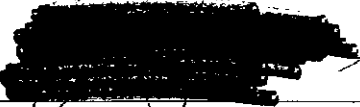
Old Business:

Adjournment:

Motion to adjourn at 7:59pm Chairman Lites, seconded by Commissioner Dunmore, all in favor- motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:


Secretary

11/21/19

Date

MINUTES OF THE
July 9th. 2019
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A meeting was held on the 9th day of July 2019. The meeting was called to order at 6:13pm by Chairman Barry Lites in the Board of Commissioners Conference Room, at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present: Commissioners McGoldrick, Dunmore and Joyner

Absent: Commissioner Fonti and Lyons

Also present were: Siela A. Bynoe, Executive Director
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the June 9th minutes- motion was offered by Commissioner McGoldrick , and seconded by Commissioner Dunmore - All in favor - Vote carries unanimously.

Communications:

Secretary's Report:

Director's Report:

- The Board was briefed on the insurance proposal submitted by HUB International, as it relates to Gateway Gardens.
- The Board discussed the Section 18 applications and the redevelopment of Millennium Hills.
- The Board discussed the lighting Project with PSEG-LI

Resolutions:

Committee Reports:

Finance Committee :

Executive Session

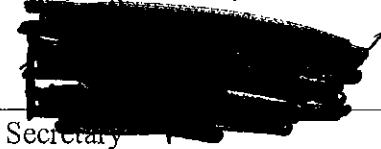
Old Business:

Adjournment:

Motion to adjourn at 7:13pm. Chairman Lites, seconded by Commissioner McGoldrick, all in favor- motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:

A large black rectangular redaction covers the signature of the Secretary.

9/10/19
Date

Secretary

MINUTES OF THE
May 14th, 2019
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A meeting was held on the 14th day of May 2019. The meeting was called to order at 6:07pm by Chairman Barry Lites in the Board of Commissioners Conference Room, at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present: Commissioners McGoldrick, , Lyons and Joyner and

Absent: Commissioner Fonti and Dunmore

Also present were: Siela A. Bynoe, Executive Director
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the minutes- motion was offered by Commissioner Lyons, and seconded by Commissioner Joyner - All in favor - Vote carries unanimously.

Communications:

Secretary's Report:

Director's Report:

- The Board was advised that there were no findings as it relates to the Audit Report for the Town Huntington Housing Authority Programs.
- The Board was briefed on the submissions regarding the following RFPs: Auditor, Independent Fee Accountant, Insurance and Legal Counsel.
- The Board was informed regarding the purchase of the IPAD to improve our Language Access initiatives

Resolutions:

The Board approved the RFP to contract with Vitale and Levitt for legal services. Motion offered for by Commissioner Joyner and seconded by Commissioner McGoldrick, all in favor. Motion carries unanimously.

The Board approved the RFP for Insurance with Salerno Brokerage. Motion offered for by Commissioner Joyner and seconded by Commissioner Lyons, all in favor. Motion carries unanimously.

The Board approved the RFP for the Independent Fee Accountant with Polcari Co. Motion offered for by Commissioner Joyner and seconded by Commissioner Lyons, all in favor. Motion carries unanimously

The Board approved the RFP for the Hymanson, Parnes and Giampaolo to provided audit services. Motion offered for by Commissioner Joyner and seconded by Commissioner McGoldrick, all in favor. Motion carries unanimously

Committee Reports:

Finance Committee :

Executive Session

Old Business:

Adjournment:

Motion to adjourn at 6:52pm. Chairman Lites, seconded by Commissioner Lyons, all in favor- motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:



Secretary

6/17/19
Date

MINUTES OF THE
April 9th, 2019
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A meeting was held on the 9th day of April 2019. The meeting was called to order at 6:04pm by Chairman Barry Lites in the Board of Commissioners Conference Room, at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present: Commissioners McGoldrick, Dunmore, Lyons and Joyner and Fonti.

Also present were: Siela A. Bynoe, Executive Director
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the minutes- motion was offered by Commissioner Lyons, and seconded by Commissioner Joyner - All in favor - Vote carries unanimously.

Communications:

Secretary's Report:

Director's Report:

- The Board was advised that there were no findings as it relates to the Audit Report for the GG-LLC.
- The Board was informed of the most recent insurance inspection of the boilers, including the recommendation that we install spill switches.

Attorney's Report:

Committee Reports:

Finance Committee :

Executive Session

The Board entered into executive session at 6:44pm to discuss matters of potential litigation -Motion offered by Chairman Joyner, seconded by commissioner McGoldrick- all in favor- motion carries unanimously.

The Board exited executive session at 6:58pm – Motion offered by Commissioner Dunmore, seconded by Commissioner Joyner- all in favor- Motion carries unanimously.

Old Business:

Adjournment:

Motion to adjourn at 7:01 pm Chairman Fonti, seconded by Commissioner Lyons, all in favor- motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:



Secretary

Date

MINUTES OF THE
January 8th, 2019
TOWN OF HUNTINGTON HOUSING AUTHORITY
BOARD MEETING

A meeting was held on the 8th day of January, 2019. The meeting was called to order at 6:15pm by Chairman Barry Lites in the Board of Commissioners Conference Room, at 1A Lowndes Avenue, Huntington Station, NY.11746

ROLL CALL:

There was a roll call and the following were present: Commissioners McGoldrick, Dunmore, Lyons and Joyner.

Also present were: Siela A. Bynoe, Executive Director
Paul Levitt, Legal Counsel

READING AND APPROVAL OF MINUTES:

Approval of the December 2018 minutes- motion was offered by Commissioner Joyner, and seconded by Commissioner Dunmore - All in favor - Vote carries unanimously.

Communications:

Secretary's Report:

Director's Report:

- The executive director advised the Board that although they conducted a search for a maintenance staffer to replace Louis Daniels, we were unsuccessful in identifying a candidate. As such, I engaged Louis to see if he was open to part-time employment to assist in daily operations and to cover the on-call work order requests. He expressed interest in working evening and weekend hours. In order to compensate him appropriately, especially for the on-call weekend coverage, a pay differential should be considered.

- The Board was informed of the staff's interest in participating in the Deferred Compensation Savings Plan with New York State. They were further informed that a formal resolution must be passed in order to enroll the HA in the plan.

- The Board reviewed and discussed the responses to the Architect RFP related to the RAD Conversion of Millennium Hills HDFC.

Resolutions:

1. The Board authorized the executive director to take action and enter in the agreements as it relates to the NYS Deferred Compensation Savings Plan for the voluntary participation of all eligible employees. Motion was offered by Chairman Lites, seconded by Joyner- all in favor -motion carried unanimously.

2. The Board approved the hire of Louis Daniels as a part-time employee, in the Maintenance Department, with a compensation package as follows: \$18 per hour 8 for weekday employment and \$25 hours an hour for weekend/on-call coverage hours. Motion offered by Chairman Lites, seconded by Commissioner Joyner -all in favor- the motion carried unanimously.

Attorney's Report:

Committee Reports:

Finance Committee :

Executive Session

The Board entered into executive session at 6:40pm to discuss matters of negotiation regarding the redevelopment of Millennium Hills. Motion offered by Chairman Lites, seconded by commissioner McGoldrick- all in favor- motion carries unanimously.

The Board exited executive session at 7:22pm – Motion offered by Commissioner Dunmore, seconded by Commissioner Joyner- all in favor- Motion carries unanimously.

Old Business:

Adjournment:

Motion to adjourn at 7:23 pm Chairman Lites, seconded by Commissioner Dunmore, all in favor- motion carried unanimously.

Submitted by: Siela A. Bynoe, Executive Director

Dated:



Secretary

Date