

Meeting Minutes of the  
January 21, 2022  
Board of Commissioners Meeting

A meeting was held on the 21st day of January 2022. The meeting was called to order at 3:36 pm by Chairman McGoldrick at 1A Lowndes Avenue, Huntington Station, NY. via Zoom.

**ROLL CALL**

There was a roll call, and the following commissioners were present: James McGoldrick, Robert G. Fonti, Cindy Dunmore, and Barry Lites.

Also present were Jacquetta Harris, Executive Director and Paul Levitt, Legal Counsel.

- Huntington Housing Authority did an RFP for an Architect / Engineer for Gateway Gardens 4 units in building nine. On January 14, 2022, Gateway Garden Housing Development Fund Committee selected BBS Architects/Engineers. Jacquetta Harris will provide Paul Levitt with the BBS contract for review and approval prior to President Fonti signing.
- On January 14, 2022, GGHDFC approved the request to ask HHA for a loan not to exceed \$32K for BBS Architects/Engineers.
- On January 14, 2022, GGHDFC approved to waive the conflict of interest for Paul Levitt, legal counsel to do the terms and negotiation of the \$32K loan.
- Housing Authority and Gateway Gardens HDFC each should have their own legal counsel (outside of Paul Levitt) for preparing the loan documents on the large money request. Paul Levitt stated that both parties are responsible to determine the rate and terms of the loan. Barry Lites will provide names of lawyers and Jacquetta Harris will obtain quotes. GGHDFC will use attorney Michael McCarthy.

**RESOLUTIONS**

The Board accepted to authorize legal counsel, Paul Levitt to negotiate the terms and contract for the loan from Huntington Housing Authority to Gateway Gardens not to exceed (\$32,000). The loan is to be used for BBS Architects / Engineers payment for Gateway Garden building nine units. Motion offered by Commissioner Fonti, seconded by Commissioner Lites - all in favor. Motion carried unanimously.

The Board accepted to waive the conflict for legal counsel to represent on the \$32,000.00 loan from Huntington Housing Authority to Gateway Gardens for the cost of the Architect / Engineer. Motion offered by Commissioner Fonti, seconded by Commissioner Lites - all in favor. Motion carried unanimously.

**ADJOURNMENT**

Motion to adjourn at 3:56 pm by Chairman McGoldrick, seconded by Barry Lites-all in favor. Motion carried unanimously.

Submitted by: Jacquetta A. Harris, Executive Director

Dated: 3/25/22 Secretary: 

Minutes of the  
January 11, 2022  
Town of Huntington Housing Authority  
Board Meeting

A meeting was held on the 11th day of January 2022. The meeting was called to order at 6:11PM by Chairman James McGoldrick in the Board Room at 1 Lowndes Avenue, Huntington Station, NY 11746.

**ROLL CALL**

There was a roll call, and the following were present: Commissioners: James McGoldrick; Kevin Lyons; Robert G. Fonti; Sydney Joyner; and Barry Lites.

Also present: Jacquetta Harris, Executive Director and Paul Levitt, Legal Counsel.

**READING AND APPROVAL OF MINUTES**

There was a motion to approve the minutes from December 14, 2021, Board Meeting by Commissioner Joyner and seconded by Commissioner Fonti- two abstain. Motion carried by the majority.

**COMMUNICATIONS**

Election of treasurer for the board will be tabled until another board meeting. Chairman McGoldrick expressed that Commissioner Fonti had the most relevant experience. Commissioner Fonti stated he would consider the treasurer position and inform the board of his decision.

Gateway Gardens violence was discussed. There were shots (5-7) fired between 11:30pm and 1:21am from 1/4/2022 to 1/5/2022. Precinct two detectives are investigating, Jacquetta Harris provided an update from the two detective's on-site visits. Chairman McGoldrick spoke to the police department as a concerned citizen and Chairman of Huntington Housing Authority. Chairman McGoldrick recommended that the playground be moved from behind the building to behind the open area of the administration building, asked if there are grants for lighting, and space for the police department to use the second floor of the administration building as a changing station. Commissioner Fonti informed the board that this was a consideration in the past and was refused, may be different now.

Motion to go into Executive Session by Chairman McGoldrick and seconded by Commissioner Fonti at 6:18pm. Presentation by Marcum LLP.

Motion to go back into board meeting by Chairman McGoldrick and seconded by commissioner Lites at 7:02pm.

**SECRETARY'S REPORT**

**DIRECTOR'S REPORT**

Commissioner Fonti will provide the contact information for CDC for grant application.

Commissioner Fonti discussed using more technical doors for Gateway Gardens housing complex to address doors being propped open.

The Board received the financial report in the Board Packet for their reference and review. Expenditures, to date actuals, and revenue for Millennium Hills, Gateway Gardens, and THHA are included in the packet along with a table of CARES Act funds distribution of cost and rent delinquency amounts.

The Family Self-Sufficiency Action Plan reviewed and tabled for review. A hard copy of the plan was distributed to commissioners present along with hard copies mailed to commissioner Joyner and Dunmore. The plan was sent electronically with January's Board Packet. Board approval will be requested on February 8, 2022, board meeting.

The request to consolidate bank accounts was tabled to allow a deeper review.

Five hard copy sample performance evaluation forms were distributed to commissioners present along with hard copies mailed to commissioner Joyner and Dunmore. The sample evaluation performance evaluations were sent electronically with January's Board Packet. The selection of the performance evaluation form will be discussed at the February 8, 2022, board meeting.

The selection of the Architect / Engineer from the RFP was reviewed and the Gateway Gardens HDFC will determine the vendor.

**OLD BUSINESS**

Paul Levitt provided an update on the eviction moratorium status; he is proceeding with the eviction process.

Paul led the conversation on loaning funds from the Housing Authority to Gateway Gardens. Jacquetta Harris will confirm that all debts are paid.

**NEW BUSINESS**

Discussion was held on the property owned by the Housing Authority of 6<sup>th</sup> Avenue for it to be considered for sale.

**RESOLUTIONS**

**ADJOURNMENT**

Motion to adjourn at 8:14 P.M. by Chairman McGoldrick, seconded by Commissioner Lyons-all in favor. Motion carried unanimously.

Submitted by: Jacquetta A. Harris, Executive Director

Dated: 3/25/23

Secretary: \_\_\_\_\_