

Minutes of the  
July 19, 2022  
Town of Huntington Housing Authority  
Annual and Monthly Board Meeting

A meeting was held on the 19th day of July 2022. The meeting was called to order at 6:09PM 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; Barry Lites; Robert G. Fonti; Cindy Dunmore; Cynthia Gonzalez, and Sidney Joyner.

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

**READING AND APPROVAL OF MINUTES**

There was a motion to approve April 12, 2022, meeting minutes by Chairman McGoldrick, seconded by Robert Fonti; all in favor.

There was a motion to approve May 10, 2022, meeting minutes by Chairman McGoldrick, seconded by Robert Fonti; all in favor.

There was a motion to approve June 14, 2022, meeting minutes by Chairman McGoldrick, seconded by Sidney Joyner; all in favor.

**EXECUTIVE SESSION**

Motion to go into Executive Session to discuss legal matter at 6:13PM by Paul Levitt, seconded by Barry Lites. All in favor.

Motion to exit Executive Session at 7:00PM by Paul Levitt, seconded by Chairman McGoldrick. All in favor.

**COMMUNICATIONS**  
**SECRETARY'S REPORT**  
**DIRECTOR'S REPORT**

Executive Director requested that the board approve the proposed Administrative Plan language to have owners request rent increases at the anniversary of the Housing Assistance Payment. Board approved unanimously.

Executive Director requested the Board to adopt proposed language changes to meet HUD requirements for all Action Plans for the FSS Program. Board approved unanimously.

Executive Director requested the Board approve Alternative 1 and Alternative 2 to the base bid for the Gateway Gardens Renovation Project. Seven sealed bids proposals were submitted on July 12, 2022. Motion carried by majority.

Executive Director requested that the Board retain a contract with ACL Construction Corporation as the General Contractor for Gateway Gardens Building Nine Renovation Project. The contract will not exceed \$498,300.00, which includes the 10% contingency along with alternative one and alternative two the base bid. Board approved unanimously.

**Approval of Resolution:** The Board approved Huntington Housing Authority to lend the sum amount of \$346,721.25 to Gateway Gardens LLC according to the terms of the term sheet. Motion offered by Chairman McGoldrick, seconded by Commissioner Fonti, all in favor, the motion carried unanimously.

**Approval of Resolution:** The Board approved Huntington Housing Authority to pay \$809,016.25 toward Gateway Gardens building nine, one, three, five, and seven restoration, related cost. Motion offered by Chairman McGoldrick, seconded by Treasurer Lites, all in favor, the motion carried unanimously.

### BOARD OF COMMISSIONER'S ELECTION

- Legal counsel, Paul Levitt conducted the election for the Board of Commissioners. Opportunity for a speech was offered. Chairman McGoldrick provided a brief speech.
- All Board Members welcomed newly elected Resident Commissioner Cynthia Gonzalez. Cynthia Gonzalez was sworn in by Town of Huntington on July 13, 2022. Term expires June 22, 2026.
- Vice-Chairman, Kevin Lyons, resigned from his position on July 8, 2022.
- Board Chairman and Secretary: Commissioner Lites nominated James McGoldrick. The vote was unanimous.
- Vice-Chairman: Chairman McGoldrick nominated Sidney Joyner. The vote was unanimous.
- Treasurer: Chairman McGoldrick nominated Barry Lites. The vote was unanimous.

### ADJOURNMENT

Adjourned meeting at 7:44PM.

All attendees joined the Gateway Gardens HDFC meeting at 8:50PM

Board Meeting reconvened at 9:40PM

Motion to adjourn at 9:50PM by Paul Levitt, seconded by Chairman McGoldrick. Motion unanimously.

Submitted by: Jacquetta A. Harris, Executive Director

Dated: \_\_\_\_\_

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