

Minutes of the
November 8, 2022
Town of Huntington Housing Authority
Monthly Board Meeting

A meeting was held on the 8th day of November 2022. The meeting was called to order at 6:06PM 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 at 1A Lowndes Avenue: Commissioners: James McGoldrick; Barry Lites, Cynthia Gonzalez, and Sidney Joyner.
Also present: Jacquetta Harris, Executive Director and Paul Levitt, Legal Counsel.

READING AND APPROVAL OF MINUTES

Motion to approve September 2022 meeting minutes by Chairman McGoldrick, 2nd by Treasurer Barry Lites, all in favor. Motion carried unanimously. Approval for October meeting minutes is tabled until the December 2022 board meeting.

COMMUNICATIONS
SECRETARY'S REPORT
DIRECTOR'S REPORT

Executive Director requested the Board to approve the amended 1013 operating budget with the updated financial data. Each budget tab was reviewed, and questions answered: operating subsidy; budget breakdown; salary; benefits; administrative expenses; insurance; and pilot. Financial history data was shared with the board along with a civil service memo outlining their oversight. The board approved.

Executive Director submitted SEMAP findings for FYE 2022. ED went into detail to explain zero points under indicator 13 (lease up). Score of 115 out of 135. 85%. The board approved the SEMAP information and ED will submit for certification.

Legal counsel stated that his office continues to process evictions. ERAP still a stay.

The Board requested to be informed of the towns public hearing on auxiliary apartments. ED was asked to speak; legal counsel is willing to present as well.

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. Board packet includes delinquent rents, bank accounts, and approved checks.

OLD BUSINESS

Gateway Gardens renovation project construction, photos, and cost was provided in the board packet and reviewed in detail. Loan documents are still needed to be drawn and submitted by Miriam Milgrom and Janice Whelan.

Legal counsel is willing to assist with identifying a hearing officer for HHA. Following the meeting the ED provided legal counsel with a copy of another PHA's hearing officer agreement and they pay \$50 an hour.

NEW BUSINESS

Executive Director reviewed Capital Fund 5 Year Action Plan projects and their priority as a result of the resident advisory board meeting held on 11/3/2022. The board agreed with the projects and their priority. This will be reviewed with Millennium Hills Board.

RESOLUTIONS

Approval of Resolution: The Board approved the amended 2023 operating budget with the updated financial data. Motion offered by Treasurer Barry Lites, seconded by Vice-President Sidney Joyner, all in favor. Motion carried unanimously.

Approval of Resolution: The Board approved the FYE 2022 Section Eight Management Assessment Program (SEMAP) and authorized the Executive Director to certify with U.S. Housing and Urban Development. Motion offered by Chairman James McGoldrick, seconded by Cynthia Gonzalez. Motion carried unanimously.

EXECUTIVE SESSION

N/A

ADJOURNMENT

Motion to adjourn at 7:03PM by Chairman McGoldrick, seconded by Cynthia Gonzalez, all in favor. Motion unanimously.

Submitted by: Jacquetta A. Harris, Executive Director

Dated: 12-13-2022 Secretary: _____