

Minutes of the
January 10, 2023
Town of Huntington Housing Authority
Monthly Board Meeting

A meeting was held on the 10th day of January 2023. The meeting was called to order at 6:12PM 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; Cynthia Gonzalez, Sidney Joyner, and Barry Lites.
Also present: Jacquetta Harris, Executive Director and Paul Levitt, Legal Counsel.
Guest: Kenney Patrick of Gateway Gardens HDFC Board; Alex Borg and Lou Marotta of Borg & Borg, Inc. (Borg Insurance Agency and Association).

READING AND APPROVAL OF MINUTES

Motion to approve December 2022 meeting minutes with spelling correction by Chairman James McGoldrick, 2nd by Treasurer Barry Lites, all in favor. Motion carried unanimously.

COMMUNICATIONS

- Borg & Borg provided a risk assessment from their walk through of the grounds with the Executive Director on January 6, 2023. Insurance information and services provided were reviewed in detail. Borg & Borg will start Gateway Gardens 2023 insurance process this month (June is the effective date). Alex and Lou answered all questions.

SECRETARY'S REPORT
DIRECTOR'S REPORT

Executive Director asked the board to authorize adoption of proposed Administrative Plan language changes in chapter seven for extension of search time.

Executive Director asked the board to authorize adding the waiver notice of increased payment standards waiver, effective until December 2023.

Board of Directors were given the following forms: Sexual harassment policy; Director's code of conduct; Conflict of interest policy; Disclosure form-conflict of interest; and Complaint form for HHA. **Still need the following documents signed and returned by 2/15/2023 from three (3) board commissioners: Disclosure form and Code of conduct.**

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

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. Gateway Gardens 2023 budget was provided with the packet.

OLD BUSINESS

Gateway Gardens renovation project construction was completed 12/16/2022. Building nine residents were back in the unit 12/20/2022. The four units in building nine are back online and 8823 submitted to IRS for compliance confirmation. Loan documents are still in the process based upon based upon Regions Affordable Housing response and approval.

NEW BUSINESS

RESOLUTIONS

Approval of Resolution: The Board accepted to authorize Executive Director to adopt proposed Administrative Plan language changes in chapter seven for extension of search time. Motion offered by Chairman McGoldrick-seconded by Treasurer Barry Lites, all in favor, the motion carried unanimously.

Approval of Resolution: The Board accepted to authorize Executive Director to adopt proposed Administrative Plan language changes to include notice of the adoption of waiver regulation 982.505 (c) (4) effective until December 2023. Motion offered by Commissioner Cynthia Gonzalez-seconded by Treasurer Barry Lites, all in favor, the motion carried unanimously.

EXECUTIVE SESSION

N/A

ADJOURNMENT

Motion to adjourn at 7:13PM by Commissioner Cynthia Gonzalez, seconded by Treasurer Barry Lites, all in favor. Motion unanimously.

Submitted by: Jacquetta A. Harris, Executive Director

Dated: 3/21/23

Secretary 