

Minutes of the
April 11, 2023
Town of Huntington Housing Authority
Monthly Board Meeting

A meeting was held on the 11th day of April 2023. The meeting was called to order at 6:25 p.m. by Board 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: Board Chairman, James McGoldrick; Vice-Chairman, Sidney Joyner; Commissioner Robert G. Fonti; and Commissioner Cynthia Gonzalez.

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

Guest: Miriam Milgrom, legal counsel, and Kenny Patrick, Gateway Garden's Board Commissioner (until Executive session).

READING AND APPROVAL OF MINUTES

Motion to approve March 21, 2023, meeting minutes postponed until next Board Meeting.

COMMUNICATIONS

SECRETARY'S REPORT

DIRECTOR'S REPORT

- The Executive Director distributed and informed the board of the public comment guidelines (posted on the website).
- Executive Director shared the dollar amounts for a Family Self-Sufficiency Program graduate.
- The Executive Director provided an overview of the submitted board report and responded to any questions.
- HHA continues to process evictions. Per legal counsel landlord/tenant court is back to normal operations. ERAP applications are no longer being accepted.
- 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 Replacement and Operating Subsidy reserves have been received into the Chase 2912 bank account. Packet also included Gateway Gardens 2022 completed audit.

OLD BUSINESS

Commissioner Fonti took the lead on HHA's discussing Auxiliary dwelling units. Legal counsel provided the foundation on PHA's charge for decent, safe, affordable housing and increasing housing opportunities.

NEW BUSINESS

Commissioner Fonti will provide contact information for PSEG grants/funding.

RESOLUTIONS

- The Board authorizes, rescinding Board Resolution 7-5 dated July 19, 2022, loaning \$809,016.25 to Gateway Gardens by a secured mortgage. Motion by Robert G. Fonti, 2nd by Sidney Joyner, all in favor. Motion carried unanimously.
- The Board authorizes Huntington Housing Authority to loan \$809,016.25 to Gateway Gardens HDFC by an unsecured mortgage until 2041 at 3% interest. Motion by James McGoldrick, 2nd by Robert G. Fonti, all in favor. Motion carried unanimously.
- The Board authorizes entering a 3-year contract with Maximum Security remote video monitoring services for Gateway Gardens Housing at a monthly rate of \$1,045 and initial cost of \$5,540 upon legal counsel's review and approval. Motion by Robert G. Fonti, 2nd by James McGoldrick, all in favor. Motion carried unanimously.
- The Board approves proposed ACOP language for U.S. Housing and Urban Development (H.U.D.) Housing Opportunity Through Modernization Act (HOTMA) over income provisions retroactive to March 16, 2023. Motion by James McGoldrick, 2nd by Sidney Joyner, all in favor. Motion carried unanimously.
- The Board authorizes the Executive Director to use 40 hours vacation. Motion by James McGoldrick, 2nd by Robert G. Fonti, all in favor. Motion carried unanimously.

EXECUTIVE SESSION

Motion to enter executive session for legal matter at 7:14PM by James McGoldrick, seconded by Sidney Joyner, all in favor. Motion carried unanimously. Motion to close executive session and go back to the board meeting at 7:38PM by Robert G. Fonti, seconded by James McGoldrick, all in favor. Motion carried unanimously.

ADJOURNMENT

Motion to adjourn at 8:09PM by James McGoldrick, seconded by Sidney Joyner, all in favor. Motion unanimously.

Submitted by: Jacquetta A. Harris, Executive Director

Dated: 6/13/23

Secretary: 