

MINUTES OF THE REGULAR MEETING  
- OPEN SESSION -  
OF THE SPRINGFIELD HOUSING AUTHORITY  
HELD ON OCTOBER 17th, 2023

The members of the Springfield Housing Authority met in Open Session at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts and with Zoom video conference option for public access at 4:00 PM on October 17th, 2023.

A copy of the Notice of Meeting, pursuant to Section 23B of Chapter 39 of the Massachusetts General Laws, as amended, with the Certificate as to Service of the Notice, was ordered spread upon the minutes of the meeting and filed for records.

NOTICE OF MEETING

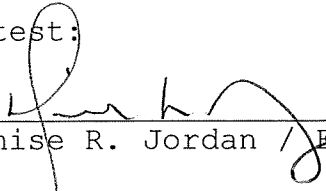
Notice is hereby given in accordance with Section 23B of Chapter 39 of the Massachusetts Laws, as amended, that a regular Meeting of the Board of Commissioners of the Springfield Housing Authority will be held at 4:00 PM on Tuesday, October 17th, 2023 via Zoom video conference call for public access and at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts.

SPRINGFIELD HOUSING AUTHORITY  
/s/Denise R. Jordan, Executive Director  
October 12<sup>th</sup>, 2023

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, Denise R. Jordan, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on October 12<sup>th</sup>, 2023, I filed in the manner provided by Section 23B, Chapter 39 of the Massachusetts General Laws, as amended, with the Clerk of the City of Springfield, Massachusetts, a Notice of Meeting of which the foregoing is a true and correct copy.

Attest:

  
\_\_\_\_\_  
Denise R. Jordan / Executive Director/Secretary to the Board

Chairman Labonte called the meeting to order at 4:00 PM, and those present upon roll call were as follows:

PRESENT	ABSENT
Thomas Labonte	Angela Robles
Jessica Quinones	
Willie Thomas (arrived at 4:03 pr	
Raymond Warren	

ALSO PRESENT

Priscilla Chesky  
Fidan Gousseynoff  
Austin Harris  
John Healy  
Denise Jordan  
Nicole Kane

The Board reviewed the Minutes of September 19<sup>th</sup>, 2023. With no questions or comments and upon a motion made by Commissioner Thomas, seconded by Commissioner Quinonez and following a board roll call, it was by unanimously

VOTED: to approve the Minutes of September 19<sup>th</sup>, 2023.

Deputy Healy presented the materials regarding awarding a contract to Taplin Yard and Pump for the purchase of snow machines. In response to Chairman Labonte's questions, Mr. Healy confirmed that the machines are equipped with a face protector and a brush attachment. In response to Commissioner Quinonez's question, he confirmed that Jeremy Tougas who works at the main garage will be providing a tutorial to maintenance employees as he has been doing with other recently purchased equipment. In response to Commissioner Warren's questions, he stated that the equipment comes with a warranty and, in addition, Tougas will be able to make repairs and maintaining the machines if needed. He also explained how the machines will be stored and transported.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Quinonez and following a roll call, it was unanimously

VOTED: to award a contract to Taplin Yard and Pump, of Agawam, MA in the amount of thirty-eight thousand three hundred ninety-six dollars and eighty cents (\$38,396.80) for purchase of two (2) Ariens Mammoth snow machines.

Denise Jordan started her Executive Director's report by reminding the Board that she recently celebrated her 5<sup>th</sup> anniversary with the SHA. She reported about her annual meetings with the staff and shared her content with the positive feedback received from the employees she has been meeting with. Ms. Jordan emphasized the importance of having an open doors and transparency policy. Ms. Jordan reported about some events she has been attending in the last month, including the 3<sup>rd</sup> Housing Solutions Workshop meeting, the first Nationwide Housing Solutions Workshop, the Mass Broadband Institutes Digital Equity Group meeting; the EDC's Western Mass Developers Initiative meeting that helps small and midsize communities develop and implement comprehensive local housing strategies; the Resident Advisory Board meeting to address capital needs. Ms. Jordan also reported about meeting with the Union leadership and attending the Western Mass Housing Coalition meeting with Lt. Governor Kim Driscoll

and Housing Secretary Ed Augustus to discuss homelessness and the lack of affordable housing in Western Massachusetts. Ms. Jordan was asked by the Coalition Chair to speak about the capital needs LHA's face. Executive Director Jordan reported about the visit of the HUD Program Analyst Marlene McCarthy for a VMS Review. Finance Director Austin Harris is working closely with Stephen Either, IT Director to address the system issues SHA has been encountering with reporting. It has been reported that SHA is not alone regarding these system issues, as there are other LHA's that converted to YARDI and are experiencing compatibility issues when inputting data into the system. Ms. Jordan stated that technical support is being provided, and the SHA is making all of the necessary corrections. Ms. Jordan also informed that she was invited by Ben Stone from EOHLC to serve as a resource for other local housing authorities with turning over unit vacancies, as a part of their vacant unit authority.

In response to Commissioner Warren's question, Ms. Jordan provided more details about the information she presented at the Western Mass Housing Coalition with regards to capital needs, specifically, the lack of funding that is so needed for the aging infrastructure and that there is the perception that housing authorities receive enough funding from HUD and EOHLC to address all capital needs, while in reality, the funding is very limited and does not allow to do all required upgrades and repairs while other community organizations and non-profits receive more grants and money. She brought an example - the SHA had assessed that it would need \$30 mln to replace elevators, but the total capital funding from both HUD and EOHLC for all capital needs was in the amount of only \$5 mln.


The Board accepted the Accounts Payable report for the month of September.

There being no further business to come before the members of the Springfield Housing Authority Board, upon a motion made by Commissioner Thomas, seconded by Commissioner Quinonez, and following a board roll call, it was unanimously

VOTED: to adjourn the Open Session of the Regular Meeting of the Springfield Housing Authority at 4:16 PM.

ATTEST:

  
Thomas Labonte, Chairman

  
Denise R. Jordan, Executive Director

