



**FRANKLIN COUNTY REGIONAL HOUSING &
REDEVELOPMENT AUTHORITY**

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**MINUTES
Regular Meeting – May 2, 2022**

The Franklin County Regional Housing and Redevelopment Authority Board of Commissioners conducted the regular meeting of the Authority on **May 2, 2022**, via Zoom.

1. CALL TO ORDER

Executive Director Gina Govoni called the meeting to order at 4:33 p.m.

Commissioners Present (via roll call): F. Williams M. Slowinski S. Worgaftik M. Cucchiara S. Cottrell A. Bresciano

Absent: L. Brown

Staff Present: G. Govoni L. Cornish N. Sauber K. Kelley

2. ACTIONS:

Minutes: Commissioner Slowinski moved, and Commissioner Cucchiara seconded a motion to approve the minutes of the April 4, 2022, regular meeting of the Board as presented.

S. Worgaftik noted a typo on the second page requiring a revision; the word perfect was used instead of percent.

17-4295 Vote 5 in favor; 0 opposed; 1 abstaining

HAFIS Budget Certification: G. Govoni explained that this is a vote for the budget materials that were reviewed at the prior month's regular HRA board meeting. A vote had not been put into the agenda, but there is a vote this month to clarify what was discussed in April. L. Cornish added that this is standard material that DHCD requests reviewal of, it has been reviewed.

Commissioner Worgaftik moved, and Commissioner Cucchiara seconded a motion to approve the HAFIS budget certification for fiscal year 2022 as presented.

17-4296 Vote 6 in favor; 0 opposed; 0 abstaining

3. STAFF REPORTS

G. Govoni stated that there currently is not a new SHA and HRA merger update other than what has been provided. Committee assignment is the next step. DHCD provided

comments, however, based on legal review there are no changes of substance and do not warrant a revision.

M. Cucchiara requested clarification on who DHCD sent it out to review. G. Govoni confirmed that it was Bill Halfpenny, Ed Chen, and Paul McPartland, who are all DHCD internal employees.

G. Govoni continued, stating that the advertising for Sanderson Place has begun. A key electrical component in the main switch gear is delayed in shipping, work on it will not start until November 15, 2022. Other arrangements are being considered though, the only known option at this time would be costly and potentially not timesaving. This may delay leasing until January.

M. Cucchiara questioned when the previous lease-up date was. G. Govoni stated that the original lease-up was scheduled for September 2022. However, credits do not need to be delivered until April 2023. A long lease-up schedule was put into place in advance in anticipation of a Covid-19 delay. The lottery is still scheduled for July 20, 2022.

A. Bresciano asked if applications can not be taken now. G. Govoni answered that applications are being accepted, the main problem with this is regarding documentation as most documents are only viable for 120 days in July. This is also about giving applicants the appropriate amount of time to prepare. This being a supply chain issue, other avenues will be investigated prior to a final decision being made. A similar supply chain issue has affected the well pump generator project in Charlemont.

G. Govoni noted that next month will be the transition with RAFT and ERAP. There will be a shift to a \$7,000 cap from the former unlimited cap which may result in staff reductions in HCEC.

4. OTHER BUSINESS

G. Govoni reported that she does not have the ability to execute the agreements with the two de-leading subcontractors for the 2021 CDBG grants. This was realized later than would have been ideal, but needs a vote, nonetheless.

Commissioner Slowinski moved, and Commissioner Cottrell seconded a motion to authorize the executive director as contracting officer to execute and agreement between FCRHRA and both Caulfield Environmental Testing and Emerald Lead Testing Inc relating to the professional services lead paint consultant's agreement as part of HRA's professional service grant administration agreements for the fiscal year 2021 CDBGs.

17-4297 Vote 6 in favor; 0 opposed; 0 abstaining

5. DOCUMENTS FOR INFORMATIONAL PURPOSES

No discussion.

6. OTHER BUSINESS NOT REASONABLY ANTICIPATED 48 HOURS IN ADVANCE

L. Cornish requested there be a special meeting later in May to go over the audit that was not completed due to an unexpected delay. The meeting would need to take place the fourth week of the month to ensure the HUD deadline of May 31, 2022, is met. K. Kelley will send out a poll to see what time is best for the special meeting.

L. Cornish additionally requested that the regular HRA meetings be moved to the third week of the month due to the timeliness with month-end deadlines. This shift would potentially cut down on the need for special meetings. K. Kelley will send out a poll to see what times work best for board and staff members.

S. Cottrell stated that the Greenfield Recorder reported that there was a tour at Farren and asked for comment. G. Govoni stated that there was no tour at Farren. The allegation has been made, but there has not been a tour.

7. ADJOURN

There being no further business Commissioner Slowinski moved to adjourn the meeting at 5:00 p.m.