



**MINUTES
REGULAR MEETING – December 4, 2017**

The Franklin County Regional Housing and Redevelopment Authority Board of Commissioners conducted the regular meeting of the Authority on **December 4, 2017** at Greenfield Community College, 1 College Drive, Room C208, Greenfield, MA

1. CALL TO ORDER

Commissioner Cottrell called the meeting to order at 6:01 P.M.

Commissioners Present: L. Brown S. Cottrell B. Parkin
 D. Prest J. Tuttle
 M. Slowinski S. Hamdan(by phone)

Commissioners Absent: J. Atwood

Staff Present: F. Pheeny J.Carey L. Cornish J. Day

2. EXECUTIVE DIRECTOR'S REPORT

F. Pheeny shared with the board concerns about the Tax Reform Bill. She stated that some of the negative effects from the tax reform bill is that it will result in eliminating funding for low income housing by investors, as well as, cause a negative impact on home values, which will only result in negatively impacting future affordable housing.

F. Pheeny further stated that while the state has its own tax credit pool, there is a many year wait for allocations. On the issue of the capital needs for public housing, the state can no longer meet the capital needs of public housing. HRA currently has properties that are in need of serious renovations, the state has issued a Notice of Funding Availability for the Modernization to Independence (MTI) Program. It will allow the use of other sources of funding to be used for the capital improvements to public housing. She will be coming back to the Board with more information since HRA is at least a year away from applying for this program.

F. Pheeny presented the board with an email from Mark Abramson, HRA's realtor, regarding possible property options for lease or purchase. His findings of several properties are either extremely expensive to renovate and bring up to code and/or don't meet the square footage needed for the agency. He proposed the Hallmark

building being the site in which the focus is placed for moving as it doesn't need extensive restorations or upgrades and has the square footage needed for staff offices, and space for a garage for maintenance equipment.

L. Brown suggested that there be a tour of the Hallmark building is scheduled for both HRA and RDI members. F.Pheeny will make arrangements to do so.

F. Pheeny shared information regarding pension contribution regulations changing which will affect part time employees who had an annual salary that was less than \$5,000.

F. Pheeny mentioned a need for additional Board members and asked members for assistance in outreach.

3. ACTIONS

Minutes: Commissioner Parkin stated that he and Commissioner Tuttle both voted opposed regarding the October 2017 AP Warrant, not in favor of. Commissioner Parkin moved and Commissioner Slowinski seconded a motion to approve the November 13, 2017 regular meeting minutes as amended.

No further discussion.

17-119 Voted 7 in favor; 0 opposed; 0 abstaining

Minutes: Commissioner Parkin moved and Commissioner Prest seconded a motion to approve the minutes of the November 28, 2017 regular meeting of the Board as prepared.

No discussion.

17-120 Voted 7 in favor; 0 opposed; 0 abstaining

AP Warrant: Commissioner Brown moved and Commissioner Slowinski seconded a motion to approve the accounts payable warrant for October 2017.

No discussion.

17-121 Voted 5 in favor; 2 opposed; 0 abstaining

HRA Leverett Agreement for affordable Housing Services 11-17: Commissioner Parkin moved and Commissioner Tuttle seconded a motion to approve the HRA Leverett revised contract resources of \$100,000 to give down payment loans to 7 households which FCRHRA/HCEC will make \$5,005 over the contract and to approve the increases \$65/hr; General Admin increased from \$1,000 to \$3,000; included compensation for the down payment homeownership assistance of \$715(11 hours at \$65/hr rate)

J.Day reviewed the agreement with the board members; highlighting the compensation information documented on page 3 and 4 of the agreement (also documented in the above paragraph.)

17-122 Vote 7 in favor; 0 opposed; 0 abstaining

OTHER BUSINESS

F. Pheeny informed board members D.Prest and L. Brown that they needed to complete their ethics training. All other substantial information that needed to be shared with the board was done so during her Executive Director's Report. The staff report will be emailed to board members tomorrow, December 5, 2017

4. DOCUMENTS USED

- Minutes of the regular meeting held November 13, 2017
- Minutes of the regular meeting held November 28, 2017
- AP Warrant November 2017
- HRA Leverett Agreement for Affordable Housing Services 11-17
- Formula Funding Capital Improvement Plan(CIP) Approval, Work Plan 5001
- HAC News: November 17,2017
- Pension Contributions
- Public Housing Notice PHN 2017-26 Notice of Funding Availability Modernization to Independence Program
- Staff Reports
- Article- Senate passes major tax reform that impacts every mortgage facet

5. ADJOURNMENT

There being no further business, Commissioner Brown moved and Commissioner Parkin seconded a motion to adjourn the meeting at 7:05 P.M.

Respectfully submitted,

Frances Pheeny, Secretary ex officio