



**FRANKLIN COUNTY REGIONAL HOUSING &
REDEVELOPMENT AUTHORITY**

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**MINUTES
Regular Meeting – October 17, 2022**

The Franklin County Regional Housing and Redevelopment Authority Board of Commissioners conducted the regular meeting of the Authority on **October 17, 2022**, via Zoom. at 5:35 p.m.

1. Call to Order

Executive Director Gina Govoni called the meeting to order at 5:35 p.m.

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

Absent: A. Bresciano

Staff Present: G. Govoni K. Kelley

2. Actions

Minutes: Commissioner Brown moved, and Commissioner Worgaftik seconded a motion to approve the minutes of the September 19, 2022, regular meeting of the Board as submitted.

17-4339 Vote 6 in favor; 0 opposed; 0 abstaining

AP Warrant: Commissioner Slowinski moved, and Commissioner Cucchiara seconded a motion to approve the accounts payable warrant for September 2022.

17-4340 Vote 6 in favor; 0 opposed; 0 abstaining

Section 8 Project-Based HAP Contract for Sanderson Place: G. Govoni stated that this contract is being signed now due to the potentially forthcoming certificate of occupancy.

Commissioner Williams moved, and Commissioner Brown seconded a motion to approve the Section 8 project-based HAP contract for Sanderson Place as presented.

17-4341 Vote 6 in favor; 0 opposed; 0 abstaining

Revised FY23 Payment Standards: Commissioner Slowinski moved, and Commissioner Cucchiara seconded a motion to approve the FY23 payment standards as revised.

17-4342 Vote 6 in favor; 0 opposed; 0 abstaining

CEDAC HMLP Contract: G. Govoni stated that this contract is still being negotiated and will be presented at the November board meeting.

Repositioning 705s: G. Govoni stated that DHCD has presented an opportunity to sell currently owned scattered-site 705s and use the proceeds to purchase more centralized properties at a one-to-one ratio. Currently, HRA has 27 705s in the portfolio. The RDI board discussed this topic at their October meeting and expressed interest in locating a new 705 development in the town of Shelburne.

L. Brown expressed enthusiasm for the project. F. Williams agreed with L. Brown's sentiments, stating that the RDI board was focused on potentially building units in Shelburne to ensure that the west-county residents are still housed. M. Cucchiara added that a new property must have access to services that do not exist further west than Shelburne.

G. Govoni stated that there will be a bidders' conference next week, with applications not due until June 2023.

3. Staff Report

G. Govoni stated that the current vacancies in the occupancy statistics are driven largely by Winslow Wentworth. This is likely due to the congregate nature of the building, which is being analyzed in a feasibility study.

F. Williams stated that the executive director performance evaluation took place this time last year. K. Kelley will send out times that work for S. Cottrell, L. Brown, and F. Williams to meet with G. Govoni for this evaluation.

F. Williams commended the staff members of HRA for the amazing work that they have done. All board members unanimously agreed with this sentiment.

G. Govoni stated that there was a nine percent increase to the ANUEL this year which will hopefully lead to more significant staff increases and creating new positions that allow for internal growth.

4. Other Business

No discussion.

5. Documents for Informational Purposes

No discussion.

6. Other business not reasonably anticipated 48 hours in advance

No discussion.

7. Adjourn

M. Slowinski moved, and L. Brown seconded a motion to adjourn the regular meeting of the HRA Board of Directors as there was no further business to discuss.

The meeting convened at 5:48 p.m.