



**FRANKLIN COUNTY REGIONAL HOUSING &
REDEVELOPMENT AUTHORITY**

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MINUTES

Regular Meeting – January 23, 2023

The Franklin County Regional Housing and Redevelopment Authority Board of Commissioners conducted the regular meeting of the Authority on **January 23, 2023**, via Zoom. at 4:30 p.m.

1. Call to Order

Executive Director Gina Govoni called the meeting to order at 4:48 p.m.

Commissioners Present (via roll call): R. Bowen Weld, M. Cucchiara, S. Worgaftik, F. Williams, L. Brown

Absent: None

Staff Present: G. Govoni, N. Sauber, K. Kelley

Guests: Mary McClintock, Andrew Bresciano, Penny Clark, Debra Brinkman, Anne Marie Derr, Ria Biley

2. Actions

Minutes: Commissioner Cucchiara moved, and Commissioner Bowen Weld seconded a motion to approve the minutes of the December 19, 2022, regular meeting of the Board as submitted.

17-4350 Vote 5 in favor; 0 opposed; 0 abstaining

December AP Warrant: Commissioner Williams moved, and Commissioner Worgaftik seconded a motion to approve the accounts payable warrant for December 2022.

17-4351 Vote 5 in favor; 0 opposed; 0 abstaining

Certification of H4772: G. Govoni stated that due to the communication between the attorney and the registry, a certification is not ready for presentation. The proposed vote will authorize the signing of the certification in advance of its preparation.

Commissioner Cucchiara moved, and Commissioner Bowen Weld seconded a motion to authorize Gina Govoni, Executive Director, to sign the certification of H4772, an act Providing for the Merger of the Shelburne Housing Authority with the Franklin County Regional Housing and Redevelopment Authority and for the restructuring of the membership of the Franklin County Regional Housing and Redevelopment Authority, enacted December 13, 2022, in conformance with the Registry of Deeds for this legislation.

17-4352 Vote 5 in favor; 0 opposed; 0 abstaining

By-Laws Discussion: G. Govoni stated that she is acting chair of the board for the purposes of this meeting. The by-laws have not been established, and thus officers have not been appointed. A draft of the revised by-laws will be presented in advance of the February board meeting. These by-laws will be largely based on the existing HRA by-laws while incorporating the new legislation.

3. Staff Report

G. Govoni stated that Sanderson Place in Sunderland is ready for tenants to move in.. The first tenants will begin moving in on Thursday, January 26, with a projected forty percent of tenants fully moved in by early February and a full lease-up in March. The Greenfield Recorder will be visiting the site on Thursday.

HRA works with a few different companies for audits, though the primary company used for HRA's financial audit is the New York-based EFPR which has been on board for the last three years.

FEA does the AUP's for DHCD. A rent Programmatic audit by HUD yielded findings that could have been prevented by more careful work by FEA. Prior to the pandemic, the agency began offering the Mainstream Voucher Program and the Emergency Voucher Program (EHV) which brought in 28 new vouchers. HUD audited the agency's files and found that the EHV accounts were not segregated to their standards. Two motions presented tonight aim to fix this problem and circumvent another anticipated problem with the Mainstream program.

Similarly, the RDI audit partner AAF completed their FY22 audit, which showed positive trends. The results were presented to and approved by the RDI board.

RDI is working on the receivership program, in which they would act as a receiver on a property through the Attorney General's office to rehabilitate the property to sell it to an income-eligible first-time homebuyer. An application has been put in for capital funding through Mass Housing, and an award has been received from FRCOG to support the operating costs through June. Additional funding sources are being identified. There is some risk involved, but RDI has a strong application for capital which we anticipate will leverage more resources.

4. Other Business

Highland Village Tenant Organization: G. Govoni explained that the SHA board recently recognized the Highland Village Tenants Organization. A memorandum of understanding is being actively reviewed.

Guest Debra Brinkman stated that she is the vice president of the tenant organization.

G. Govoni continued, stating that R. Bowen Weld had previously been the president of the organization but has since stepped down. An election is scheduled to take place for a new president of the organization.

Guest Penny Herzig stated that a board appointing process has occurred, and she has been enacted as the acting president; the tenants of Highland Village have been made aware.

5. Documents for Informational Purposes

No discussion.

6. Other business not reasonably anticipated 48 hours in advance

Bank Account Signatories: Commissioner Cucchiara moved, and Commissioner Worgaftik seconded a motion to open a new savings account with GSB for the EHV Program.

17-4353 Vote 5 in favor; 0 opposed; 0 abstaining

Commissioner Bowen Weld moved, and Commissioner Brown seconded a motion to open a new savings account with GSB for the Mainstream 811 voucher program.

17-4354 Vote 5 in favor; 0 opposed; 0 abstaining

L. Brown asked for clarification on the process. G. Govoni responded, stating that there are some concerns with FEA as it is unsettling to receive an audit finding. There have been some concerns with being able to justify some of the adjustments that have been made on a trial basis.

L. Brown questioned how many other FEA accountants are available to bid. G. Govoni responded, stating that two names have been recommended by other housing authorities.

7. Adjourn

M. Cucchiara 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 5:01 p.m.