

MONTPELIER HOUSING AUTHORITY
Regular Meeting
April 16, 2019

The meeting was called to order at 6:10 p.m. by Chairman Larson with Commissioners Hannon, Schultheis, Stevens- Favorite and Zern present.

Agenda Item II – Approve Agenda

The agenda was approved with no changes.

Agenda Item III – Approval of Minutes

Commissioner Schultheis moved that the minutes of the February 19, 2019 meeting be approved as written. Commissioner Hannon seconded the motion and it passed unanimously.

Agenda Item IV- Review of Vouchers, Bank Statements and Financial Reports

Vouchers and bank statements were made available for Commissioners to review. Mrs. Troiano reviewed January and February financial statements and answered questions. She noted that the legal and sundry administration line items are over budget due to an ongoing legal process. The other line item that is over is maintenance contract costs due mainly to high snow removal cost and ongoing plumbing issues.

Section 8 Voucher usage is up. We will have 116 vouchers under lease May 1.

Gould Apartments has a slight deficit again due mainly to the high cost of snow removal.

Agenda Item V – Executive Directors Report

In addition to the written report Mrs. Troiano discussed HUD's recent promotion of new streamlined voluntary conversion program for small PHA's: those with fewer than 250 units. Some feel it is more pressure than promotion. Under the voluntary conversion, public housing would be converted to vouchers. With that conversion, the potential exists for us to be left without subsidy when residents move with their vouchers.

Agenda Item VI – Annual Plan Civil Rights Certification

Mrs. Troiano presented the HUD required Civil Rights Certification as discussed in the written report.

For the new members she provided a brief description of the Five Year and Annual Plan process. In 2020 we will be submitting our next Five Year Plan.

After the Civil Rights Certification was reviewed Commissioner Hannon moved that the Certification be approved and Chairman Larson be authorized to sign it. Commissioner Stevens-Favorite seconded the motion and it passed unanimously. (See attached Certification)

Agenda Item VII – Gould Apartments

Mrs. Troiano presented the FY 2020 budget. Rental income is at current levels. She noted we were unable to make a payment in lieu of taxes. She hoped to make a partial payment before the end of the fiscal year. Rents have not been increased since 2016.

A discussion followed about what level to set rents and possible long term solutions.

After further discussion Commissioner Zern moved that rents be increased \$25.00 a month that the budget be amended to reflect the increased income and that PILOT be left at \$2,750.00. Commissioner Schultheis seconded the motion and it passed unanimously.

Agenda Item VIII- Discussion and Action Pioneer Mansard Roof Replacement

We had solicited bids three times without receiving any proposals. Recently we had been approached by a local roofer about the job.

Mrs. Troiano passed out the bid received from Chris Facini of Til Dark Roofing.

The total price was \$22,500.00. After a short discussion Commissioner Schultheis moved that the contract be approved subject to HUD concurrence. Commissioner Stevens Favorite seconded the motion and it passed unanimously.

Agenda Item IX – Any Other Business

There being no further business the meeting was adjourned at 7:20 pm

Respectfully submitted,

Jo Ann Troiano,
Secretary