The meeting was called to order at 6:00 pm by Chairman Larson with Commissioners Hannon, Schultheis and Zern present, Commissioner Stevens-Favorite participated by telephone.

**Agenda Item II - Approval of Agenda**

The agenda was approved with no changes.

**Agenda Item III – Public Participation**

There was no public participation.

**Agenda Item IV- Approval of Minutes**

Commissioner Zern moved that the minutes of the April 19, 2022 meeting be accepted as written, Commissioner Hannon seconded the motion and it passed unanimously.

**Agenda Item V – Review of Vouchers, Bank Statements and Financial Reports**

Mrs. Troiano discussed the March 31 financial reporters and answered questions. Management fees are still showing a deficit. She is discussing options with our fee accountant including changing the pro-rations.

We are still at 118 vouchers in use, but will lose two effective June 1. We have issued three vouchers but the market is really tight.

**Agenda Item VI- Executive Directors Report**

In addition to the written report, Mrs. Troiano clarified the comment about Non-Routine Expenditures. Last month the Five Year Plan for Non-Routine Maintenance. The work items approved for FY23 will have estimates attached to them and become part of the FY23 Budget.

**Agenda Item VII- Discussion and Action 2021 Capital Grant Resolution**

Mrs. Troiano advised the Board that HUD was again requiring a Board resolution declining the Capital Grant. After a short discussion Commissioner Hannon moved that the Authority decline to accept the FY2022 Capital Grant in the amount of 136,073.00. Commissioner Schultheis seconded the motion and it passed unanimously.

**Agenda Item VIII- Discussion and Action – FY23 Budget**

A) Salaries and Benefits
B) Non-Routine Maintenance

Mrs. Troiano passed out the spread sheet with the salary history of each employee. She noted that non-union city employees will receive a 2.5% increase effective July 1. A discussion followed
about the amount and type of raise – cost of living versus step increase, including a recommendation by Mrs. Troiano.

After further discussion Commissioner Zern moved that in order to achieve an overall 2.5% increase in salaries, and at the same time provide a step increase for Lorna and Brenda, that the Board adopt the recommendation to reduce the 2.5% increase to the Executive Director by $1000.00 and increase the 2.5% wage increases of Lorna and Brenda by $500.00 each. Commissioner Schultheis seconded the motion and it passed unanimously.

There being no further business, the meeting was adjourned at 7:00 pm

Respectfully submitted,

Jo Ann Troiano, Secretary