The meeting was called to order at 6:00 p.m. by Chairman Larson, with Commissioner Zern present, Commissioners Hannon, Schultheis and Stevens-Favorite were present 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 Stevens-Favorite noted a typographical error in the minutes.

Commissioner Zern moved that the minutes of the June 16, 2020 meeting be approved as corrected. Commissioner Stevens-Favorite seconded the motion and it passed unanimously.

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

Mrs. Troiano discussed the year end reports. She noted that the public housing program had a budgeted deficit of $89,520. But we ended the year with a deficit of under $40,000. This was due mainly to an increase in dwelling rental income and additional operating subsidy for COVID-19 related expenses.
We added to our reserves for the Section 8 Program and Management fees as shown in the Status of Reserves Report.

Agenda Item VI – Executive Director’s Report

In addition to the written report, Mrs. Troiano expanded on her report on Section 8 Voucher data. Chairman Larson had asked the question the last time he signed HAP checks. Mrs. Troiano stated that she was actually surprised the per unit cost had not increased more. She attributed that to the fact that well over half our vouchers are with Downstreet and their rents are below payment standards.

Agenda Item VII Discussion and Action Contract Award MHA Audit

Mrs. Troiano reviewed the summary of the audit bids for the three years 2020-2022. There was a wide range. Kittell Brangan & Sargent does not conduct PHA audits but does specialize in 501(c)3 non-profit audits including Capital City Housing Foundation. Marcum (formerly Guyder - Hurley) has performed the last six audits but since merging with Marcum, their fees have increased dramatically.

The low bidder, RHR Smith was used by the Bennington Housing Authority and they experienced no problems.

After a short discussion, Commissioner Zern moved that the contract be awarded to the low bidder RHR Smith. Commissioner Stevens-Favorite seconded the motion and it passed unanimously.
Agenda Item VIII- Any Other Business

In response to a question from Commissioner Stevens-Favorite, Mrs. Troiano reported that the Meals Program Yard Sale made over $3,000.00

There being no further business the meeting was adjourned at 6:25pm

Respectfully submitted,

Jo Ann Troiano, Secretary