

A regular meeting of the Plymouth Housing Authority was held on Monday January 9, 2023 at 9:30am. The following were in attendance:

Russ Shirley, Chairman
Lisa Reilly, Treasurer
Dave Ward, Vice-Chairman
Mary Ann Veiga, Commissioner
Nicole Long, Commissioner

Dede Riendeau, Executive Director
Chris Plourde, Assistant Executive Director
Greg MCGowan, Facilities & Modernization Manager
Rich Conlon, CPA

Absent:
None

Minutes:

On a motion made by Lisa Reilly and seconded by Mary Ann Veiga, the board voted 5-0 to approve the regular meeting minutes for November 14th.

On a motion made by Nicole Long and seconded by Dave Ward, the board voted 4-0 to approve the executive session meeting minutes for November 16th. Lisa Reilly abstained.

On a motion made by Mary Ann Veiga and seconded by Nicole Long, the board voted 4-0 to approve the executive session meeting minutes for November 28th. Russ Shirley abstained.

On a motion made by Lisa Reilly and seconded by Dave Ward, the board voted 5-0 to approve the regular meeting minutes for December 12th.

Report from Executive Director:

Dede went over the waiting list numbers, rents, Section 8 program, inspections, vacancies and the FSS program. She still has not heard anything back from DHCD regarding the Resident Coordinator position and hopes to hear something by the end of the month.

Deposit Rate:

On a motion made by Lisa Reilly and seconded by Nicole Long, the board voted 5-0 to approve the deposit rate of .30%

Fiscal Year 2023 Operating Budgets

Rich Conlon discussed each one of the budgets in detail.

On a motion made by Nicole Long and seconded by Dave Ward, the board voted 5-0 to approve the 2023 59C budget.

On a motion made by Lisa Reilly and seconded by Mary Ann Veiga, the board voted 5-0 to approve the 2023 Federal Section 8 budget.

On a motion made by Lisa Reilly and seconded by Dave Ward, the board voted 5-0 to approve the 2023 State 400 budget.

On a motion made by Nicole Long and seconded by Mary Ann Veiga, the board voted 5-0 to approve the 2023 State 689 budget.

On a motion made by Lisa Reilly and seconded by Dave Ward, the board voted 5-0 to approve the 2023 Local Affordable budget.

On a motion made by Mary Ann Veiga and seconded by Nicole Long, the board voted 5-0 to approve the 2023 Management budget.

On a motion made by Dave Ward and seconded by Lisa Reilly, the board voted 4-0 to approve the 2023 ROSS budget. Nicole Long abstained

Old/New Business:

Dede explained that they were looking for a consultant to help with the conversation. She found a company out of Norwood that works with Housing Authority's. There are several options including RAD, RAD/Section 8, or Streamline they will look at all options. At the conclusion the board can meet to go over the analysis. She would like to enter into the contract, not to exceed \$10,000, so they can start working on the analysis. On a motion made by Dave Ward and seconded by Lisa Reilly, the board voted 5-0 to allow Dede to begin the process.

Russ reported that they are still working on the Oak Street ramp. The documents need to go out to bid and that hopefully will be done soon.

Facilities Update

Greg updated the board on the status of existing projects. The Oak Street ADA ramp is just getting finished. Once they complete this, they will replace the ADA door at the ramp. Russ requests getting a bid on replacing the water.

- Approval: High Cliff DHW/DCW Main Replacement Contract

Greg requested preapproval of this contract to get the project moving. The bids are due on the 12th. On a motion made by Lisa Reilly and seconded by Dave Ward, the board voted 5-0 to award the contract to the lowest, qualified bidder once they come in.

Warrant

On a motion made by Lisa Reilly and seconded Dave Ward, the board voted 5-0 to approve the warrant.

Next Meeting Date: February 27, 2023

Adjournment:

On a motion made by Mary Ann Veiga and seconded by Nicole Long, the board voted 5-0 to end the meeting. The regular meeting adjourned at 10:15am.

A true record
