

**CATSKILL HOUSING AUTHORITY
BOARD MEETING
WEDNESDAY, APRIL 27, 2022
5:00 P.M.
MINUTES**

PRESENT:

Patrick Hernandez
Samuel Aldi
Clark McKinnon

Timothy Mattice, Interim Executive Director

ABSENT:

Veronica Evans
Karen Gilchrist

CALL TO ORDER:

Patrick Hernandez: Roll call taken for Wednesday, April 27, 2022, quorum met, meeting to proceed.

SECRETARY'S REPORT:

Timothy Mattice opened a discussion regarding the Housing Authority's Bank Account Balances and the financial state of the authority. Bank accounts are looking good. Tim has started the process regarding the Capital Fund monies that HUD will award to the Catskill Housing Authority. A 45-day comment period has been opened and then a public hearing will be conducted at our May Board meeting. When this is completed, we will submit the paperwork for the Capital fund money from HUD. We should receive the funds in June for the 2022 Capital Fund program.

Accounts receivables were discussed. One vacancy at the current time. One unit has been taken off-line for extensive rehab work. HUD subsidy will still be received for that off-line unit. A family is already set to occupy the unit once the rehabilitation has been completed.

\$118,896.88 past due rent is due to the housing authority at this time. Letters have been sent to 19 residents to come to the office for a meeting to figure out how this past due rent can be rectified. 31 out of 80 residents in total have past due balances at this time. Some of these residents have applied for the Emergency Rental Assistance Program (ERAP), evictions cannot take place and those residents are still not paying rent. We are awaiting to see if funding will be available for the arrears. Currently there is no money available at this time for ERAP and there's no guarantee that there will be funding. There has been an indication that Subsidized Housing will be the last tenants to be assisted for the bail out. NYSPHADA (New York State Public Housing Authority Directors' Association) has been fighting legislatively to advocate for the housing authorities across the state to be included in the bail out funding should it come to fruition.

Profit and Loss statements were discussed.

NEW BUSINESS:

Resolution No. FY22-R9

April 27, 2022

Acceptance of March 30, 2022 Board of Commissioners Meeting Minutes

WHEREAS, the Board of Commissioners has reviewed and accepts the minutes of the March 30, 2022 monthly Board Meeting.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Catskill Housing Authority approves, at this meeting on April 27, 2022, minutes of the March 30, 2022, Board Meeting of the Catskill Housing Authority.

Samuel Aldi motioned to accept.
Clark McKinnon seconded.

All in favor, Resolution passed.

Resolution No. FY22-R10

April 27, 2022

Acceptance of March 2022 Vendor Payments

WHEREAS, the Board of Commissioners has reviewed the monthly vendor invoices for payment of the financial obligations of the Catskill Housing Authority,

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Catskill Housing Authority approves the disbursements for March 2022.

Manpower payment questioned by Samuel Aldi. We had to have a temporary worker on staff while Manuel Calvo was out due to medical issue. Worker was on site for about 3 weeks.

Clark McKinnon motioned to accept.
Samuel Aldi seconded.

All in favor, Resolution passed.

Timothy Mattice discussed the facility update. Currently we're trying to obtain COVID relief money from the County to complete a window project for the facility. A letter has been submitted to the County Administrator's office. We've had a contractor submit a proposal for materials and labor. The approximate cost of the project would be \$700,000. We are requesting a \$500,000 grant from the county.

We have been completing small projects throughout the site. Gutters have been replaced on some building. We're rehabbing vacant apartments when they become available. We've modernized a couple kitchens for residents that have needed it. Estimates have been given for seal coating and sidewalk repairs for this summer. Painting will be started on some of the outside of buildings.

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Web site has been updated and more resources have been added.

A question had been asked by Sam Aldi about the creek front area and if any development had been looked into yet. Such as lowering the fence, installed a walkway, etc. At this present time this has not been addressed. Many other projects are at a higher priority at this time. This may be a project to be addressed down the road. Cultivate Catskill has been asked to come and evaluate the area for some suggestions.

PUBLIC COMMENT:

None.

ANNOUNCEMENT OF COMMISSIONERS:

No Announcements

Request was made by Patrick Hernandez to go into Executive Session.

Clark McKinnon motioned.

Samuel Aldi seconded.

All in favor, motion approved.

Board went into Executive Session at 5:40pm.

Clark McKinnon motioned to come out of Executive Session at 6:26pm.

Samuel Aldi seconded the motion.

All in favor, Motion approved.

ADJOURNMENT:

Samuel Aldi made a motion to adjourn.

Clark McKinnon seconded the motion.

All in favor to adjourn the meeting. Motion approved.

SEAL