

**CATSKILL HOUSING AUTHORITY
BOARD MEETING
WEDNESDAY, AUGUST 31, 2022
5:00 P.M.
MINUTES**

PRESENT:

Patrick Hernandez
Clark McKinnon
Veronica Evans
Samuel Aldi
Rich Ahlberg

Timothy Mattice, Executive Director

ABSENT:

CALL TO ORDER:

Patrick Hernandez: Roll call taken for Wednesday, August 31, 2022, all present, meeting to proceed.

NEW BUSINESS:

Resolution No. FY22-R18

August 31, 2022

Acceptance of July 27, 2022 Board of Commissioners Meeting Minutes

WHEREAS, the Board of Commissioners has reviewed and accepts the minutes of the July 27, 2022 monthly Board Meeting.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Catskill Housing Authority approves, at this meeting on August 31, 2022, minutes of the July 27, 2022, Board Meeting of the Catskill Housing Authority.

Samuel Aldi motioned to accept.

Veronica Evans seconded.

All in favor, Resolution passed.

Resolution No. FY22-R19

August 31, 2022

Acceptance of July 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 July 2022.

Samuel Aldi asked about who was Bassy Blake, he was informed that he is our employee. He also inquired about WJS Ultimate Floors and Cleaning. He was informed that this company is rehabbing and installed floors in various units.

Clark McKinnon motioned to accept.

Rich Ahlberg seconded.

All in favor, Resolution passed.

FACILITIES UPDATE:

SECRETARY'S REPORT:

Everything is stable at this time. There will be some amendments that will need to be made before the end of the year. Several unexpected/emergency projects were completed. A resolution will describe the amendments for approval. And the specific amounts for each project.

The profit and loss statement is in the negative for approximately \$15,000. HUD subsidy has dropped significantly over the past several months. This has affected the net income. Previous month we were in the positive and our Year to date is still in the positive.

We have done significant improvements to the laundry room. Samuel Aldi was asking about the breakdown for costs. He asked if a breakdown could be given in the future.

Rich Ahlberg inquired about the HUD subsidy and asked if we anticipated an increase in the subsidy. The subsidy has gone down significantly and we are working to adjust accordingly. Samuel Aldi asked about the outstanding balances for arrears in rent.

PUBLIC COMMENT:

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PATRICK HERNANDEZ: We will now open the meeting up for public comment. Please state your name.

LAURA ANDERSON: thank you. My name is Laura Anderson I work in the Village. Last week or two weeks ago I was at the DRI meeting at the Cidery. I was getting excited about the possibilities and ... and I was thinking about housing and I was looking into more about CHA, what you all do with Hop-O-Nose. I was wondering if you all are planning to submit a proposal as part of the DRI to do any improvements to Hop-O-Nose or anything else.

PH: We are on the committee and that's open for the public. Anyone can go to the website and post projects on that. Those are the projects that go in to the actual project... If it's approved, they actually go in and have to resubmit the projects. Because we're on the committee, we're actively part of that so Yes, if they get the grant then we will sit down and actively put something together. There are a couple things that are being written up by some people in the community for lighting and stuff like that.

LA: I thought there were proposals that went into the grant application and those got submitted.

PH: The Grant specifically, they said it clearly in the meeting, is that it's not for housing. It could be for supplemental community-based support for the housing, lighting, street lighting to the housing... It's been a great learning experience for us. Thanks for your question.

LA: So, the answer is no, you're not submitting a proposal as part of the DRI?

TIMOTHY MATTICE: We have no plans.

PH: But there are community plans to submit projects that fit the funding that would be allowed, that would benefit our residents, our community as part of the community.

LA: Oh ok, so not for the site itself.

PH: They're not accepting housing project dollars. It's not designed for that.

LA: I thought it was about improvements.

PH: It's not what the grant is set up for.

LA: I thought it was a housing improvements.

PH: The video for her explanation is online, I filmed it. She was very clear in her explanation. I would recommend, she was very clear. I did compliment her about her clarity. It might be a good thing for you...

LA: It's on the website?

PH: yes, it's on the website. Not the one with the DRI, it's on the... what's it called?

TM: The consolidated funding application?

PH: No, the DRI, there was a community one.

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TM: The New York forward. I think for us to do a housing project alone is difficult. We don't have the capacity. We're not developers. We don't have the funding to do it. WE would rely on a developer. I think anyone would have to pretty much rely on a developer. I wasn't quite sure, where the DRI, where they're going with housing. I think it's still up in the air. I think they're going to be meeting to talk about it and see if there's anybody who wants to make an investment in housing. I don't think it's off the table.

LA: Oh, I thought you were saying it's not part of the grant money?

PH: They're not doing it; they're doing NY forward. It's a separate... We're constantly looking at venues in which we're always working to look to find funding for our projects here. We had the CARES dollars. If you want to talk to Tim a little bit about the CARES proposal we did.

TM: There were 2 applications, I think there's the DRI, which is the larger one, that's more competitive for larger communities. I think we were going to decide to do the smaller one, which is a New York Forward application. I think there's still a conversation about whether housing fits under that smaller one and if that's something that someone locally can sponsor. Whether it's a private larger entity that wants to do a housing project. I'm not sure...

CLAIRE COUSINS: For clarity, because I'm confused, at the DRI meeting she did specifically say that now the DRI money can be used for housing in this proposal. That's one question, this is true?

TM: Yes, for sure.

CC: The Forward...

TM: I think you can use it for housing as well, it's a smaller amount but I think the committee is concerned whether or not housing is competitive enough to put in the application. I think that was the conversation.

CC: So, have you guys been at the table to give advice, needed advice about what it would look like in Catskill?

TM: No but I think they want to do it next week. I think they're organizing, trying to figure out who the players are to bring to the table to talk about sponsoring a project.

CC: Thank you, that makes sense. I was confused.

LA: I was getting excited about the money coming in thinking about improvements that look like they could be needed over here and if that was all going to come together.

TM: Just so you know, I think Patrick alluded to this, we did make a request to the county. The county got 9.1 million dollars in COVID Relief funding. We made a plea and a request and it was supported by a number of letters of support from our political constituents. We were looking for a half a million dollars out of that 9.1 million dollars to replace all the windows in Hop-O-Nose for the benefit of the residents. Not only to improve the facility but to help them with their energy costs and we were denied that application. I'm not really sure, we weren't really given an explanation why other than that they had committed all the funding and if something fell through, they would contact us. So, we could try to make an effort there. We're always looking for ways, like Pat had mentioned, to try to improve the facility.

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Most of you may not know, HUD provides low funding at this point for housing authorities to maintain and it's been that way for a number of years. They've created a very complicated, convoluted program, that's very confusing, not only for us but the residents. In shifting the assets to a private form of management and as a way to leverage private sector debt to make the improvements because the federal government doesn't have the money anymore. They're not providing any money for us to maintain our housing.

LA: So, you're looking to go that route?

TM: Well, we're talking about it. It's a very long complicated process with a very steep learning curve. Our housing is actually very good compared to a lot of other housing authorities. The setting here has been maintained very well. We're not in an emergency situation where we need to have the housing, we would like to see it in the near future for sure. I think the board here is 100 percent committed and we can publicly say this because we've had this discussion before about being committed to preserving Hop-O-Nose in this location for as long as possible.

PH: That's our Board commitment. So, any financial decisions we make, moving forward, will be very carefully considered because we have to be mindful of the legacy of what we want. We have to make sure that Hop-O-Nose stays.

SAMUEL ALDI: I'd like to also say that we are committed, we're not going anywhere, just simple terms. We're not going anywhere.

TM: So, the DRI meeting should be good. We're waiting for the date. I'm not sure if the dates been thrown out yet but I would encourage anybody that's here to participate because I believe that's just going to be a housing conversation.

PH: Yes, people can go online and if you actually have an idea, right now it's just about listing what projects the community is looking for. So, if you have an idea, take a line and post it. Put your name in and then they're going to ask you for input. Again, it's about the application. If it's successful, then there's a review of all the projects that were proposed. They look for additional ones and then try to hone it. That's what we're learned from being a part of the process.

TM: Thank you.

PH: Thank you.

VERONICA EVANS: I have a letter for Tim. The last time we told you said my seat was up so I just wanted to give you a letter of intent. I will forward the letter to the rest of the board members. Do you know what my date was?

ELLIOT MATOS: I'm from the Hudson Catskill Housing Coalition. I just wanted to say that I need you to... the tenants in Catskill are in the forefront of our mind. And when I approach either one of you and ask if we could sit down and talk, it's merely just to see where we are heading for the tenants. I just want to make sure that there's no bad blood between us because I was shunned at the DRI meeting and all I was doing was trying to advocate for the tenants and say "Hey can we sit down and have a meeting?" So, that said, I would still like to sit down and talk and maybe set up a meeting. Per your suggestion, I got RUPCO and the Catskill Mountain Housing to commit to sitting down but first I would like to talk with you and move forward that way. I just wanted to bring that to the public. Thank you.

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TM: Quick question, who's the head of the Catskill Mountain Housing Coalition now?

EM: I forgot the name I can find out.

TM: Thank you.

PH: Ok I think we're good. Motion to adjourn?

MOLLY STINCHFIELD: Umm I have one comment... Question comment. I'm Molly Stinchfield with Hudson Catskill Housing Coalition. After the DRI meeting and Elliot approaching everybody to try and have questions that are productive and forward thinking about what the tenants want, it made us have some questions about transparency going forward. We want to ask on the public's behalf that everything that you guys are doing, all the money, all the contracts, are going to be shown publicly and we're going to be able to give feedback about that and hear all the things that are going on. We do have some concerns because we saw records, we saw, I googled you and all of this stuff from Gloversville came up and so it made me wonder how that conversation went with all of you guys when the board signed off on you coming on...

With accountability and Tim and his board had a lawsuit brought against them and there was discussion about misappropriation of funds and there was discussion of toxic work environment, which I know the toxic work environment is not happening here but we have concerns about that. About this allegation and whistleblowers being retaliated against so, I just wanted to bring that up as a public concern that we all have, to make sure that the tenants' needs are being meant and to hear what the Board's thoughts are about how that history might impact what's going on here and how Tim was hired and how you guys are moving forward from all of that.

EM: Also, the minutes are not up on the website, which should be public and we couldn't get them.

Veronica Evans: AS a board member, I wasn't aware of the background. So, I googled it and I read it and I was shocked. It should have been brought to the board but it wasn't.

RICH AHLBERG: Can I make a comment Patrick?

PH: Please

RA: So, I've been in this community a long, long time and I'm highly collaborative. I also know how boards work and how they're structured. So, if we want collaboration, we need to understand what agenda or what the organization objectives are about. So, when I was approached and asked, just putting this on the table, I don't want to discuss this, "Oh you're new to the board, what do you think of the situation?" That's a pretty open-ended question for me as a new board member. Alright, so then I have to ask myself what are you out fishing for? I'm just trying to respond a little bit... I'm not going to have those conversations... Boards have structures and they have Bylaws. The bylaws are posted right?

PH: Yes

RA: So, I'm going to follow the bylaws of the board and those are pretty open questions that, as a board member...

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VE: They're honest questions. She's asking honest, open questions that we probably should have known this.

RA: No, I'm talking about at the DRI. I was asked what did I think of the situation. I mean, what situation?

CLAIRE COUSINS: My name is Claire Cousins, I'm the executive director of the Hudson Catskill Housing Coalition. I approached the new board member. My situation, leading into a conversation, you would have been able to understand that I'm asking on behalf of the residents that were participating in the meeting, that want to know the possibilities, all the questions we just asked. Of what DRI money means to waterfront revitalization and Hop-O-Nose. I understand how boards work. I understand that you have to remain in alliance with your bylaws. I respected that. Did not push back. But for transparency, you have residents who are also told that they cannot have open conversations with board members. They're told they're not allowed. Board members are not allowed to communicate with them when they have questions and you don't have an active Tenants' Association.

So, as an advocate and the executive director of an advocate organization, I feel like I am the correct person to ask that question and for you to want to be in a room with me to have that conversation because it's tenant focus.

RA: Ok, sorry Patrick I'll end this here. So, you wanted to know what you think of the DRI, what's going on, that's a very specific question.

CC: Our organizer asked that question to Patrick Hernandez and he was told that he doesn't have a reason...

RA: I don't want to argue about it. You asked what do I think about the situation... I just want to make sure that....

CC: I don't want to argue either. Understood. I respect what you are saying but your response was to our organizer who said that he felt shunned when one of your board members, specifically the Board Chair, told him that he has no reason to hold a meeting with him.

TM: Molly if you have specific questions, please send them to me and I can respond to whatever questions you have. I'd be happy to do that, for sure. You can bring them to me at any time.

MS: Ok

TM: IF you have a number of questions, I'd be happy to respond to them.

MS: Ok well my questions are, I'm asking now what came of those HUD conversations with them looking through all the finances...

TM: All I can say is I'm not able to discuss those matters. I'm not. I think if those are specific questions, I would call the US Department of Housing and Urban Development, the HUD Buffalo field office and they'll be able to help you out with any questions you have. Because they were intimately involved in that process. I can't talk to that, I'm not allowed.

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PH: Everything we've done here, since I've been here, we've been above board and we've made sure we've vetted all our decisions from the beginning and you can go back and see. I've had conversations with HUD. All of our legislative leaders, all of our state leaders. I have an open relationship with all of them. I've vetted everyone and I've shared that vetting with our board and we've been in alignment and up to date and all knowledgeable about all the decisions we've made. We don't do anything without our full board involved in it. Any financial decisions we make, we make as a board. WE are transparent with our board minutes and our community and our residents. We care deeply for our residents. So, I think that if you've spoke to anyone of the people here in this room, I respect them immensely because I know we are all here for the same purpose of preserving a high-level community for our residents that we love. I grew up in this community. I'm going to make sure it stays that way.

TM: Sorry to interrupt. Molly if you email me, I'll give you the contact number to the HUD field office. They'll be able to answer all your questions.

MS: That would be great. Can I also please have the minutes and the budgets that you guys have been working with?

TM: Yes sure, there's a process.

MS: Yeah, I can FOIL.

TM: Yes, sure, absolutely.

JORDAN....: Quick public comment, Jordan... neighbor of Hop. This is recorded there are notes and there's record, right? For these meetings? First...if you're being condescending, it'd be great to know your facts. I think it needs to be noted that it was said by this fella, who I don't know yet, that you can't use these dollars for housing when in fact we know we can. I think we should at least note. Two, the biggest important thing, you did not share information with your board members. There's evidence if you look back in the minutes, five minutes ago, that you had a board member who did not know about this whole information situation. I just want to make sure that it's noted because we can't keep talking to past this stuff.

I want to solve problems. I want to get to the bottom of things and if we're going to do that, we've got to be transparent. We've got to be truthful and there were untruths spoken and I just needed that to be noted because there was direct evidence immediately following both of your comments.

PH: You can foil my comments. I said the DRI and the NY forward, are not primarily designed for housing.... You can talk to Margaret and she will confirm that. That is the discussion we've had with those. I'm not trying to twist.

Jordan: you did though.

RA: Guys, it's not for housing. I had a very lengthy discussion with Margaret and it's not for housing. Let's be really clear what we're talking about. If we're talking about building homes and houses, I don't think it's for that, that's what I heard. If you want to do some improvements, maybe.

PH: So, that's what I was speaking to and Margaret, I'm sure will corroborate that. I wasn't trying to be misleading. I think that's the one thing I have and I have established this community's integrity. You don't know me. So, I would prefer that you get to know me a little bit before you accuse me of lying or

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being a liar. I have invested quite a bit in my community and I'm insulted by your accusation of being called a liar. Thank you.

RA: Can I just say, Margaret, I think we were all at the same meeting... She said very clearly, more than once, housing is not a project that typically gets funded by those things. I think we ... and understand the DRI's and the process for the Village of Catskill. There are tons of projects that are on that list. Everybody got really excited about a community center then you listen to someone talk about sustainability... Hop-O-Nose is sustainable but when it come to things like the community center, sustainability of funding is a big issue. There's other issues that have to be worked and I heard housing is not funded by that. That's what I heard her say at least 3 times. So, I think there's a misunderstanding, a big one.

JEN DUBOIS: My name is Jen Dubois. I was at the same meeting. I've lived in Catskill for 23 years. I began my career as a public-school teacher in Greene & Columbia Counties. I went on to work as an artist while working in community development and non-profits. I did programming outreach for the public library here for a ½ dozen years. I was the executive director for the Catskill community center. I know a thing or two about boards. I know a thing or two about budgets. I know a thing or two about this community.

Hop-O-Nose community, my entire life has been a community within a community here. I hear everyone saying, I know Pat grew up here. I know Sam long time. I know a lot of people in this room. I know your family from the library, your grandkids, everybody coming to these local programs... There's a lot of lines on the budget. There's a lot of stuff in the bylaws. Everybody knows that. Nobody needs that to be thrown at them or that to be hung over their heads. What I hear is everybody asking for more collaboration. You asking for them to get to know you. You asking to come to the table. Everybody wanting the best for the tenants and the community within the community.

This is the data that was provided to us. It's bulleted and it's very clear. You're right, it's very clear what is possible. It's very clear based on this that existing or potential buildings are on the NY Forward planning. Very clear, small walkability, is what they want to see. Walkability is what Hop-O-Nose community offers to families that have lived here for generations. Walkability is what really is at stake here. I know I was very happy to hear that you say that you want to stay here and that you are all committed to keeping Hop-O-Nose here because it would be grossly devastating and a lot of the buzz words and a lot of what they're going to put in that grant language is economic and cultural impact.

I grew up in Coxsackie. Like I said I've lived here almost 25 years but I grew up in Coxsackie and I said to, when I saw my father today, my dad and my brother have a business here on Main Street. I said, we're close with our families, I know you all are as well. We get together every week for dinner. My mom watches all of kids, she's watched all of our kids. They walk to Gram's after school. Cousins walk each other to school. They're able to be there. I said to my dad, "You know imagine if you and Mom didn't buy the house. Imagine if you and Mom bought an apartment, or rented an apartment and then you had this great neighborhood and then maybe your cousin moved in or maybe Gram lives there now. Maybe now it's intergenerational living."

Intergenerational living in a walkable district is a beautiful thing to be able to tout in your community and there were things that she said in that meeting and you can really hear between the lines of the things that she said. She talked a lot about marketing and branding. Our community is branded as diverse and intergenerational. Our community is branded as close knit and is branded as a place that you want to be able to come and that the richness of the roots here are from that intergenerational living and families being here for a long, long time.

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It's in these pages, between these lines that they will give money that. It is on these pieces of data from that meeting that they will be looking at a grant or revolving loan funding that are geared for longer termed rentals 3 years, plus. I think most people have been here more than 3 years. There's money in here for everything. I think what people are here asking is for only more transparency, which should be the case. That's always the case. And you're saying the minutes, they're absolutely something that's available. It's easy to foil, it's easy to get that stuff but it's also really lovely to just share it for the sake of making things better. It's also really lovely to have it and be prepared. Like Sam asked for earlier in this meeting, with the ongoing, rolling budget. The current things that we're seeing so that it's really easy for the tenants to say "Hey we'd really love this." "Hey we'd really love that."

You look at this rolling situation and you find it. You find a place for it. People know that it's complicated. We know you're here working hard meeting, putting in long hours away from your families, arguing with people, taking crap from a lot of people. It's not easy. If it was easy everyone would do it. But what they gave us in those meetings told us very clearly a few things. That yes, there is money for things that benefit the whole community. If we start to talk about how we can put our heads together and figure out how to get that community space, sustainability and long term solidified, locked in presence for the community within the community, that we have here, that makes Catskill so rich.

The other things that people are asking for, they can go together. The childcare, the community programs, the things that people want to do. They're in here. They're within these lines. The language that she said, that was really clear to me, having worked for my entire career in this, is the grant proposal is limited to 20 pages. What is unlimited are the letters of support from community. So, as a community member in Catskill, new to meeting some of you here today at this table. I know some of you. What I think would be really lovely is if we can show you today that we are here to support CHA asking for something.

We are here to say, we would have the letter writing parties. We would help the voice of the tenants and the heart of Catskill proper be heard. Because in that meeting, that's what she was telling us. Everybody is going to submit a grant program. Everybody is going to submit a request for new period street lamps or whatever thing, smoother sidewalks or whatever thing we maybe don't really, really need but what will win it is the heart. That's what Hop-O-Nose has. Thank you.

CLAIRE COUSINS: I worked with Tim and as everybody else has reiterated, every single person on this board has a vested interest in Catskill. MY family has lived in Catskill forever. The Wiburns, the Hughes, the Clantons. I have a vested interest in making sure that people stay. Tenants are not allowed to speak to Board members, that's problematic in and of itself. I wouldn't be able to hold a position making decisions where I am not allowed to reiterate the information to the tenants or give them knowledge or host a space for them to me that's not transparent.

You call it fishing, I call it let's have a conversation as you are the Executive Director, I am an executive director of an advocacy group that wants people to be informed about what's happening. You know from working with me that one of my main focuses is tenants. Making sure they understand a process. Not just that they come with their grievances. That they understand a process and are part of a process. That has been missing. The people that are on this board that are a part of the community are deeply involved community members. Not just people who have lived in the community. You are a teacher; you were a basketball coach for many years.

You were a basketball player with many friends and family in the village. You are a tenant. You own a community establishment where people were in and out every week for years. People expect transparency from you. It's not just about what position you hold or them being able to put their faith in

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the decisions you make if they don't know what those decisions are. As soon you take these positions of power, you're closing the door to the people that you're saying you have this trust with? That is where the questions come. When there's nobody else to ask, we are the people that they ask. You can call it fishing if you would like to but I am more than open to having a transparent conversation with you so that tenants feel included in the process. That is the only conversation we are trying to have. There were no accusatory things that were trying to come out of the conversation. Tenants come to us on a regular basis. They call our hotline about concerns that they have about their apartments specifically.

About what happening with development. We were told this, now this isn't happening. What is RAD? Is RAD actually happening? We get those questions. We reach out to you to ask you the questions, we get turned down for meetings. What do we tell the people that are reaching out to us. How can we complete our job if the people that hold these positions of power will not conversate with us? That is the only concern that we have when it comes to setting meetings with you. When people are met with sarcasm and condescending tones and remarks when somebody asks for a meeting with them, it's a little bit deeper and we don't know how to respond to that because we're not the people...

What do we tell tenants that have called us 5 times? We keep asking, they're not giving us answers at the office. You're not giving us an answer about getting information. Do you actually have access? Where is the transparency? Where is the transparency that you all speak of? I have faith in the people that sit here. Any conversation I've tried to have was after a concern was brought to me. I would love it if Tim would vouch for me knowing the work that I do. I doubt that he will but I would have loved it if he could speak to the work that I do because I am a genuine person, all day and all night. I am a genuine person.

JEN DUBOIS: I think what Claire and I were saying, to wrap full circle is that what everyone really just wants to make sure of is that now with the ease of information and how easy it is to just google and just do a search and to establish a pattern. What is being done to ensure that the pattern is not being repeated. I think that's the continued asking for transparency is about being sure that patterns that really were concerning....

ELLIOT MATOS: What is wrong Patrick that you're rolling your eyes and shaking your head? What is going on?

PH: What's happening?

ELLIOT MATOS: Holy crap. You are completely disrespectful. You're shaking your head; you're rolling your eyes right in front of everyone. Completely disrespectful.

PATRICK HERNANDEZ: I'm not sure where this attack on me came from. I've done nothing in this community but be a foster adoptive parent. Mentor young men, young people in this community. I've done nothing but what is honorable for this community and for this Hop-O-Nose community. Nothing, if you can find something, come after me. I'm shocked that I'm called a liar. I'm being accused of not being transparent. That I don't talk to residents.

I don't know where you guys are coming off with this stuff. So, I'm shocked. I'm in shock. I'm in shock. I am appalled. I am appalled and shocked. Especially when I reached out. When I first took this Chairmanship job, I reached out to each and every one of you. I gave you my cell phone number and said if you ever had a concern to call me. Look at your cell phones. You have texts and messages from me that you never responded to me. This is appalling. The attack on me today is appalling. Rich you can say something.

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RA: It's unfortunate that he's left (Elliot Matos) ... I didn't see any eyes rolling and I didn't see any head shaking either but... I am on this board now a month or two. I'm here donating my time because ... We brought that back to a sustainable organization. I know how boards run too. I'm also respectful of our Executive Director's role. I think the comments that are being made about residents approaching me, what the heck am I going to do? I'd pass it on to Tim because we have a structure to run this. As an outsider in all of this, my very first board meeting that I came to, I wish he was back in the room because I have no idea what you guys are really about. I really don't understand it.

So, all I know is I sit here and somebody says, somebody brings up a forming of a residents' association and they said we'll just get our attorneys involved. ... As a board member. You should put yourself in my shoes as a brand-new board member saying what the heck was that about? My antenna goes off and then the next encounter is we need your budget... The attacks seem to be, again as a new board member, seem to be coming at the board and the executive director. Then I get approached about hey what's the situation. I'm just like WOW.

I'm into transparency too. Big word, but at the same time, what is this organization about that's coming here advocating for the residents? What is the real goal of that organization? What are you really trying to accomplish? I know what this board is trying to accomplish with sustainable housing and keeping the housing going and making better improvements. Really bettering the lives of everybody in the community. But I have no idea what this group is about, this housing group. I'm just saying, as a new... you don't have to respond to this now but that's the thing that you should take back. I'm just speaking as Rich Ahlberg as a brand-new board member...

PH: I'd like to offer a motion to close the meeting.

Random person: I think Molly has something to say about what you were saying before that happens.

MOLLY STINCHFIELD: I would just love to say that the mission of the Hudson Catskill Housing Coalition is to empower tenants to speak up for themselves and live more empowered connected lives and that's the main point. If tenants are coming to us saying that they're not... Certain repairs haven't been made yet or that they've been told by a board member that they're not allowed to talk with them, that's going to raise red flags for us as tenant advocate association and as you guys know, there's been a lot of challenges with tenants forming an association here... And I think that, you know, encouraging people to stand up.

You know when we came in there were 5 chairs set up. I mean what if all of a sudden 20 tenants wanted to come today and they had no where to sit? I had to go help myself to a chair when a tenant came in. Of course, I would give my chair to her but you know it's like, that's, we're trying to help ... the bridge between what the tenants are asking for and the power structure that is your board because it's intimidating, right?

I mean if you're a tenant and your livelihood and your home depends on this entity, it's hard to speak truth to that. It's hard to speak your truth so that's what we're helping people figure out how they want to say what they want to say and if they're coming to us saying we don't feel that we can say what we want to say; of course, that's gonna make us need to ask the big questions. So that's what we're here doing and please let's have a meeting. Let's sit down about it. Let's talk about all these things and let's get it all out in the open. Pat you're right, you did reach out to me in the beginning and I do have those messages and I appreciated that very much. Unfortunately, at that time I was going through a massive depression because the weight of this work was really holding on me. I apologize for not reaching back out to you sooner. I

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took a very long break to get my mental health back in order. Yes, let's have that conversation. Let's do it.

PH: To have the group accuse me of being a liar and not being transparent was the intent and knowing that, you should have questioned or stopped them from attacking me in that way. We have to move ahead. Motion to move into Executive Session.

ANNOUNCEMENT OF COMMISSIONERS:

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

Rich Ahlberg motioned.

Clark McKinnon seconded.

All in favor, motion approved.

Board went into Executive Session 6pm.

PH: We are out of Executive Session. We are going to utilize the HUD regulation to not make our meetings public....

TIMOTHY MATTICE: No, they'll be public but we will not exercise public comment.

PH: We will not exercise Public Comment for future meetings. Can I have a motion?

Rich Ahlberg motioned.

Veronica Evans seconded.

All in favor, motion approved.

ADJOURNMENT:

Clark McKinnon made a motion to adjourn.

Samuel Aldi seconded the motion.

All in favor to adjourn the meeting. Motion approved.

SEAL