

TAUNTON HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING

OF OCTOBER 16, 2024

The members of the Taunton Housing Authority (THA) met for an Annual Meeting 15 West Britannia Street in the City of Taunton at 3:15 p.m. on October 16, 2024.

The meeting was called to order by the Chairperson, and, upon roll-call, those members present and absent was as follows:

PRESENT: F. Roger Hoffmann
Lillian Ricketts
Arthur Lopes
Alison Rosa

ABSENT:

The Chairperson introduced the first item on the Agenda, the Consent Agenda.

Upon a motion made by Ms. Ricketts, seconded by Mr. Lopes, it was unanimously

VOTED: To approve the Consent Agenda

The Chairperson moved to the Executive Director's Report.

The Executive Director began her report by informing the Board that the Bristol Plymouth Vocational High School is currently constructing four additional offices in the RCAT location, they have a good level of experience.

She continued her report with an update on the Paul Bunker Drive community center project, which is set to commence with a kick-off meeting for phase 1 planning and demonstration work, and is expected to be a long-term project.

Ms. Doherty closed her report with information on this month's festivities. This year, work has been incredible, with celebrations held at all the project sites, including activities for the elderly. The public has shown great generosity, contributing between \$9,000 to \$11,000. Additionally, each teenager received a \$50 gift card, bringing joy to all kids. Furthermore, parents visited us and shopped, ensuring that they could have gifts under the tree for their children.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to approve the Executive Director's Report

The Chairperson moved to New Business.

The first item under New Business was the Annual Budget.

Ms. Doherty gave a brief explanation of the budget. The state budget has experienced a positive 12% increase in the overall bottom line, which is indeed good news. The reserve balance for the state has consolidated to 26%, and there is an expectation for the state to provide a bump. Additionally, other reserves are showing improvement, and there may be additional funding offered to exceed the 30% mark. A significant portion of the costs are attributed to contract expenses, particularly with the substantial increase in insurance costs last year. This has resulted in a setback, compounded by the overall condition of the building, leading to a tight budget in the upcoming period, especially within the operating fund. However, there is anticipation of more capital funding that will commence in July, marking an interesting change for the year, hopefully with more positive developments than negative ones. Another significant consideration is the proposal for a 5% raise, including maintenance, or a \$5,000 bonus, with almost an equal split between the options for the employees,

providing them with valuable choices. Also, for the first time this year, employees could receive a \$5,000 incentive if they opt out of the health insurance coverage.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to approve Write Offs until the next Board Meeting

The next item under New Business was the Contract for HR Legal Services.

The Executive Director recommended that the Board award the Contract for HR Legal Services to KP Law.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to award the Contract for HR Legal Services to KP Law

The next item under New Business was the Snow Removal Services Contract Renewal.

The Executive Director recommended that the Board approve the Snow Removal Services Contract Renewal with B & M Maintenance.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to approve the Snow Removal Services Contract Renewal with B & M Maintenance

The next item under New Business was Electrical Service Contract.

The Executive Director recommended that the Board table the Electrical Service Contract.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to table the Electrical Service Contract

The last item under New Business was the Tree Removal Service.

The Executive Director recommended that the Board award the Tree Removal Service Contract to North-Eastern Tree Service, Inc. in the amount of \$ 13,262.00.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to award the Tree Removal Service Contract to North-Eastern Tree Service, Inc.

The Chairperson moved to Old Business

There was no Old Business

The Chairperson moved to Other Business

Other Business: The Chairperson moved to Other Business for consideration of any matter not known about or which could not have been reasonably foreseen within 48 hours of this meeting.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to adjourn the meeting at 3:32 p.m.

Date of Next Meeting: Wednesday, December 18, 2024

Place of Next Meeting: 15 West Britannia Street
Taunton, MA

Attachments:

- Bills Schedule
- Leased Housing Report
- Resident Services' Report
- Monthly Comparatives
- Write Offs
- HR Legal Services
- Snow Removal Services Contract Renewal
- Electrical Services
- Tree Removal Services