

**TAUNTON HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
OF JANUARY 18, 2023**

The members of the Taunton Housing Authority (THA) met for a Regular Meeting at 30 Olney Street in the City of Taunton at 3:15 p.m. on January 18, 2023.

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
Alan Pelletier
Alison Rosa

ABSENT: Arthur Lopes

The Chairperson introduced the first item of the Agenda.

The first item on the agenda was the minutes of the Regular Meeting held on November 30, 2022.

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

VOTED: to accept the minutes of the Regular Meeting held on November 30, 2022

The next item on the agenda was the Bill Schedule.

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

VOTED: to accept the Bill Schedule

The next item on the agenda was the Site Manager's Reports

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

VOTED: to accept the Site Manager's Reports

The next item on the agenda was the Leased Housing Report.

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

VOTED: to accept the Leased Housing Report

The next item on the agenda was the Resident Services Report.

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

VOTED: to accept the Leased Housing Report

The Chairperson moved to the Executive Director's Report.

Ms. Doherty began her report with an update on the purchase of the properties on Bay St & W. Britannia St. At the moment she is trying to execute a lease and purchase and sales (P&S) for the properties, a purchase and sales for the W. Britannia property and a lease for the Bay St property. The bank, which is currently occupying the buildings, is having issues with their new build, which is behind schedule. The P&S of the Bay Street building is more secure with an August 1st date to plan to move employees, rental of larger building is less secure. Ms. Doherty met with the mayor last week, and the City is excited for the THA to move to the Whittenton area due to a revitalization focus of the area coming in the next few years. The THA has no problem being flexible and is closing legal language around dates. The solid points are good. We will be paying cash for the W. Britannia building, rent the Bay St. large building. The first 3 years will go towards the purchase of the building. Years 4-5 will hold purchase price, and owner will keep years 1-3 towards purchase, goal to purchase within year 1-3.

Ms. Doherty is also in talks with the Easton Housing Authority. The Executive Director will be retiring in 2 years. The THA will manage Sec 8 for the authority. These vouchers are almost completely leased.

Ms. Doherty requested that the Board allow her to enter into an agreement to manage the Easton Housing Authority's Section 8 Vouchers.

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

VOTED: to allow Ms. Doherty to enter into an agreement to manage the Easton Housing Authority's Section 8 Vouchers

Ms. Doherty also announced the hiring of a new ROSS Coordinator, who will be coming in next month and has a master's in social work. She finished her report announcing that the Assistant Director will retire as of March 1st.

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

VOTED: to approve the Executive Director's Report

The Chairperson moved to Public Input.

There was no public input.

The Chairperson moved to New Business.

The first item under New Business was the Change Order for Deck Replacement at 71 Summer Street.

The Executive Director recommended that the Board approve the Change Order for Deck Replacement at 71 Summer Street.

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

VOTED: to approve the Change Order for Deck Replacement at 71 Summer Street

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

The Executive Director recommended that the Board approve the Sprinkler Services Contract Renewal with Rustic Fire Protection.

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

VOTED: to approve the Sprinkler Services Contract Renewal with Rustic Fire Protection

The next item under New Business was the Deck Replacement at Thomas Apartments.

The Executive Director requested that the Board approve a Contract not to exceed \$600,000 Deck Replacement at Thomas Apartments.

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

VOTED: to approve a Contract not to exceed \$600,000 Deck Replacement at Thomas Apartments

The next item under New Business was the Mechanical and Engineering Services Contract to Replace all Domestic Cold/Hot and Heating Lines at Lee Terrace, Massasoit Apts, and Presbrey Court.

The Executive Director requested that the Board approve a Contract not to exceed \$ Mechanical and Engineering Services \$175,000 to Replace all Domestic Cold/Hot and Heating Lines at Lee Terrace, Massasoit Apts., and Presbrey Court.

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

VOTED: to approve a Contract not to exceed \$ Mechanical and Engineering Services \$175,000 to Replace all Domestic Cold/Hot and Heating Lines at Lee Terrace, Massasoit Apts., and Presbrey Court

The Chairperson moved to Old Business

There was no Old 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 Ms. Ricketts, seconded by Mr. Lopes, it was unanimously

VOTED: to adjourn the meeting at 3:39 p.m.

Date of Next Meeting: Wednesday, February 15, 2023 at 3:15 p.m.

Place of Next Meeting: 30 Olney Street
Taunton, MA