

**NANTUCKET HOUSING AUTHORITY  
SPECIAL MEETING  
August 10, 2022  
NHA Community Building  
3 Manta Drive, Nantucket, MA**

A Special Meeting of the Nantucket Housing Authority was called to order on Wednesday, August 10, 2022, at 3:10 PM in the NHA meeting room at 3 Manta Drive.

**PRESENT:** Penny Dey, Chair & State Appointee  
Beth Ann Meehan, Treasurer  
Bertyl V. Johnson, Jr.

Also present via Zoom: Patricia Grace, Nancy Friend, Ex. Director of the Dennis Housing Authority

**ABSENT:** Marvia Hendricks, Linda Williams

**1. QUORUM:** The chair established that there was a quorum present.

**2. MINUTES:** A motion was made by B. Johnson, seconded by B. Meehan to approve the minutes of August 4, 2022.

**YEAS:** Johnson, Meehan & Dey

**NAYS:** none.

**3. REPORT OF CONSULTANT, PATRICIA GRACE:**

P. Grace reported that she had a conversation with SHCD representatives Chris Devore, Kerry Sousa and Mary Farrell to bring them up to date on our efforts to find a new Executive Director. She also inquired about one of the applicants and whether or not it would be possible to have him do both his current job and the ED job. There are two issues: in his current job he has Civil Service protection and how can he supervise himself if he were to become the ED? The DHCD representatives felt that these are a problem. Pat expressed to them that the HA board is working hard to either hire someone or go to Plan B which is a management agreement with another Housing Authority. The DHCD people conveyed the importance of having the office open consistent and posted hours for 16 hours during the week.

P. Grace conducted preliminary interviews with the two on-island applicants, asking them the same set of prescribed questions and scoring the responses in writing. Neither candidate has the

administrative experience that would enable them to step in and run the Housing Authority. Both were very personable but, in her opinion, not ready for the ED job. After lengthy discussion, a motion was made by B. Meehan, and seconded by B. Johnson that the Housing Authority not merge the maintenance position with the ED position.

**YEAS:** Johnson, Meehan & Dey

**NAYS:** none.

B. Meehan asked if we could clarify the existing maintenance position and the compensation and determine if there is an opportunity for either promotion and/or an increase in compensation. The state issues a document in mid-March each year, to be effective April 1<sup>st</sup> that establishes classification and rates for maintenance staff. The document is called DLI Rates. B. Meehan will reach out to our fee accountant to get a copy of it.

After much more discussion, a motion was made by B. Johnson, and seconded by B. Meehan to explore the possibility of management agreement with the Dennis Housing Authority on, to start with, a one-year basis.

**YEAS:** Johnson, Meehan & Dey

**NAYS:** none.

P. Dey, chair of the NHA will contact the chair of the Dennis Housing Authority. P. Grace will update DHCD on the results of this meeting and schedule a joint meeting between DHCD, HA staff and the board chairs for next week.

**5. ADJOURN:** Motion to adjourn was made by Commissioner Johnson, seconded by Commissioner Meehan. The vote was unanimous, and the meeting was adjourned at 3:55 PM.

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Minutes prepared by: Penelope Dey

September 2, 2022  
Approved