

**NANTUCKET HOUSING AUTHORITY
SPECIAL MEETING
September 2, 2022
Meeting was held by Zoom**

A Special Meeting of the Nantucket Housing Authority was called to order on Friday September 2, 2022, at 3:02 PM by Zoom

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

Also present via Zoom: Patricia Grace, Consultant

ABSENT: Marvia Hendricks

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 and August 10, 2022.

YEAS: Johnson, Meehan, Williams & Dey

NAYS: none.

3. REPORT OF CONSULTANT, PATRICIA GRACE:

P. Grace reported on the management contract which is the one approved by DHCD. The proposed annual compensation is \$45,170 which would be pro-rated to \$3,764/month. As for the Federal side, Pat spoke with our fee accountant who says that we would be comfortable paying up to \$25,000 annually to manage the USDA units. This would be a separate contract from the DHCD state one. Some discussion followed about why we cannot pay one person and Pat said there is no good answer to that question. She then discussed the proposed travel budget for the Dennis HA which works out to \$14,000 per year. This would need to be voted upon during the tenure of the contract if the budget were to exceed the allocation. After some more discussion of weather, the boats, getting stranded and accommodations, a motion was made by B. Meehan, seconded by L. Williams to approve the \$14,000 travel budget.

YEAS: Johnson, Meehan, Williams & Dey

NAYS: none.

Pat then informed the Board that we could raise the Maintenance person's hourly rate by \$2.00, effective immediately. A motion was made by B. Meehan, seconded by L. Williams to do so. Bethann will inform Matt Maryanski and Penny will inform our interim bookkeepers at Housing Nantucket of the vote today.

Pat informed the Board that there is a federal training program for the USDA units that costs \$875 per person. DHA is suggesting that it would be good to have 3 people trained. A motion was made by L. Williams, seconded by B. Johnson that the NHA fund the training for the three individuals.

YEAS: Johnson, Meehan, Williams & Dey **NAYS:** none.

After some more discussion about the compensation of \$25,000 per year for management of the USDA federal units, a motion was made by L. Williams, seconded by B. Meehan to approve the \$25,000 as proposed.

YEAS: Johnson, Meehan, Williams & Dey **NAYS:** none.

Additional discussion on the DHCD agreement led to a motion made by B. Johnson, seconded by L. Williams to proceed with the management contract with the Dennis Housing Authority.

The motion stated that "having reviewed the published Performance Management Review and Agreed Upon Procedures of the Owner, the Board Approve and submit to DHCD for its approval the Management Services Agreement between the Nantucket Housing Authority and the Dennis Housing Authority for a term of 27 months for the Annual Agreement Sum of \$45,170."

YEAS: Johnson, Meehan, Williams & Dey **NAYS:** none.

The next meeting of the DHA is on September 19, 2022, at 5:30 PM. Pat says that she will be attending and P. Dey may as well to be available to answer questions.

A motion was made by L. Williams, seconded by B. Meehan to approve the payment vouchers for July and August.

YEAS: Johnson, Meehan, Williams & Dey **NAYS:** none.

There were no Nantucket Housing Needs Covenants to review.

Brief committee reports were made. P. Dey reported that the Affordable Housing Community Update meeting was held in conjunction with the Select Board last week, and she will include links to the meeting and the materials handed out with our next agenda. B. Meehan said it was

an excellent meeting. L. Williams raised the issue of sewer waivers for affordable housing and also of raising the percentages of AMI for ownership going forward.

5. ADJOURN: Motion to adjourn was made by L. Williams, seconded by B. Meehan. The vote was unanimous, and the meeting was adjourned at 3:49 PM.

Minutes prepared by: Penelope Dey

On September 22, 2022
Approved

