

MONTPELIER HOUSING AUTHORITY
Regular Meeting
May 17, 2016

The meeting was called to order at 6:10 p.m. by Chairman McCullough with Commissioners Lardon and Zern present. Commissioners Audy and Coble were absent.

Agenda Item I – Approve Agenda

The agenda was approved with no changes or additions

Agenda Item II – Approval of Minutes

Commissioner Zern moved that the minutes of the April 21, 2015 regular meeting be accepted as written. Commissioner Larson seconded the motion and it passed unanimously.

Agenda Item III – Review of Vouchers, Bank Statements and Financial Reports

Vouchers and bank statements and were made available for Commissioners to review. Nine months into the fiscal year we are on track to be under budget in the public housing program. Although we have some large expenses for landscaping and tree removal to be included in April and May, we will still end with a positive balance, thus increasing our operating reserves for the program. We are also increasing our net income in the Section 8 voucher program. We have 110 units under lease and another 10 units that we are administering for other housing authorities.

Agenda Item IV - Executive Director's Report

In addition to the written report, Mrs. Troiano provided the Board with a brief summary of the “Community Conversation on Homelessness in Montpelier” sponsored by the Montpelier Housing Task Force and the Good Samaritan Haven that was held the night before at Christ Church. It was well attended and many good ideas and points of view were brought up. The Task Force will follow up.

Mrs. Troiano also discussed another potential development opportunity. A recent article in the Times Argus detailed complaints against the Econo Lodge because of the deteriorating condition of the upper buildings. The City is in the process of determining what can be done about the situation. Mrs. Troiano suggested that the Housing Authority might be able to play some role and suggested talking with the City Manager. Chairman McCullough also suggested speaking with Counsel Giuliani.

Agenda Item V – Five Year Plan for Non-Routine Maintenance

The Five Year Non-Routine Maintenance Plan was discussed and questions answered. Mrs. Troiano noted that the July 2016 – June 2017 items would become part of the FY2017 budget.

After further discussion, Commissioner Larson moved that the plan be adopted as presented.

Commissioner Zern seconded the motion and it passed unanimously.

Agenda Item VI – Discussion and Action – FY17 Operating Budget

Mrs. Troiano discussed current salaries, City comparable and the uncertainty of funding levels during an election year. She also noted that the approved City employee increase for FY17 is 1.0%. She stated that Patty, Marlene and Anita were doing excellent work and should be compensated accordingly. Mrs. Troiano was asked to leave the room. When she returned, Commissioner Zern moved that the Executive Director receive a \$3,000 raise and that all other employees receive a 2% raise. All employees would also receive a 3% contribution to SEP. Commissioner Larson seconded the motion and it passed unanimously.

Agenda Item VII – Any Other Business

There was no further business and the meeting was adjourned at 7:20 p.m.

Respectfully submitted

Jo Ann Troiano, Secretary