

Montpelier Housing Authority
Regular Meeting
June 21, 2022

The meeting was called to order at 6:00 pm by Chairman Larson with Commissioners Hannon and Commissioner Stevens-Favorite present. Commissioners Schultheis and Zern were absent.

Agenda Item II - Approval of Agenda

The agenda was approved with no changes.

Agenda Item III – Public Participation

There was no public participation.

Agenda Item IV- Approval of Minutes

Commissioner Hannon moved that the minutes of the May 17, 2022 meeting be accepted with one correction the Capital Grant was \$156,073, not \$136, 073. Commissioner Stevens-Favorite seconded the motion and it passed as corrected.

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

Mrs. Troiano discussed the April financial statements and answered questions. The extraordinary maintenance expenses will increase substantially before the end of the fiscal year in large part due to us having to purchase a mixing valve for the hot water heater at Pioneer Apartments. The cost is just under \$6000.00. Our plumber informed me the cost has doubled since the last one he purchased.

Agenda Item VI- Executive Directors Report

In addition to the written report, Mrs. Troiano informed the Board that she had met with Zach Watson, Director of the Central Vermont Habitat for Humanity about their proposed development for 102 – 110 Northfield St. If the proposal goes forward they would eventually acquire the road (our driveway) and turn it into a City Street. The Street would veer left as you enter the first parking lot with a stop sign so that our tenants would have the right of way.

We have also been contacted by Upper Valley Services about their wish to develop a small apartment complex. Several area parents of adults with disabilities are looking for options when they are no longer able to provide a home for their children.

Mrs. Troiano also informed the Board that she was able to secure oil at \$4.415 a gallon. For \$.50 more a gallon we will be capped at \$4.415 but the cost will go down if the market declines. Packard is the only fuel company that will allow us to have a budget plan.

Agenda Item VII- Discussion and Action FY23 Budget

Mrs. Troiano presented the budget Gordon/Griffin prepared and answered questions. She noted that the salaries, benefits and non-routine maintenance are as approved by the Board at the May 17, 2022 meeting. Prorations for some salaries and all administrative expenses have changed from 50-25-25 to 50-30-20. Mrs. Troiano also noted that operating subsidy had decreased from last year when we received extra subsidy during COVID.

After further discussion, Commissioner Hannon moved that the FY23 Operating Budget be approved as presented and that Chairman Larson be authorized to sign HUD required resolution. Commissioner Stevens-Favorite seconded the motion and it passed unanimously. (see attached resolution)

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There being no further business, the meeting was adjourned at 6:50 pm

Respectfully submitted,

Jo Ann Troiano, Secretary