

**MINUTES OF THE REGULAR MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON MONDAY, APRIL 13, 2015**

PRESENT: James H. Brust, Commissioner
Robert Linder, Commissioner
Oscar McLaughlin, Commissioner
Paul Moses, Commissioner
Patrick Russo, Commissioner
Darren J. Scott, Chair
Agnes Zink, Vice Chair

ALSO

PRESENT: Daniel P. Crawley, Executive Secretary

The Commissioners of the Troy Housing Authority met in REGULAR Session on Monday, April 13, 2015, in the Community Room of Corliss Park Apartments, 1450 Corliss Park, Troy, New York 12182. Chair Scott called the Meeting to Order and Patrick Russo, Commissioner, led the Assembly in the Pledge of Allegiance. Upon Roll Call, six Commissioners were Present and one Commissioner arrived late.

Chair Scott asked if there was anyone wishing to speak on any ITEMS on the agenda. There were none.

Chair Scott moved to ITEM I, the approval of the Minutes of the REGULAR Meeting of the Members of the Troy Housing Authority held on Monday, March 9, 2015.

Chair Scott asked if there were any additions or deletions. There were none. Commissioner McLaughlin moved that the Minutes, as submitted by the Executive Secretary, be approved by the Members of the Authority. Commissioner Russo seconded the motion. The Minutes were unanimously approved as presented by stating Aye.

Chair Scott moved to OTHER BUSINESS:

Chair Scott moved to A) Discussion of any Old or New Business

- Facilities Committee Meeting Update – held on March 18, 2015

Thomas Hulihan, Director of Planning and Program Development stated that the signage was ordered for Phase 1. Phase 2 will designate smoking areas from 25 feet from all buildings, doors and play areas. Programs to be offered to all residents for smoking cessation. Chair Scott would like to move to Phase 2 in 30-60 days and have the Policy Committee discuss Phase 3. A motion to move to Phase 2 was requested by Chair Scott. Vice Chair Zink moved that the motion, as requested by Chair Scott, be approved by the Members of the Authority.

Commissioner McLaughlin seconded the motion. The motion, now known as Resolution 15-12, was unanimously approved as presented by stating Aye.

Chair Scott moved to B) Financial Reports

Deborah Witkowski, Comptroller, discussed the Statement of Revenue and Expense Budget to Actual THA Board Report, as of March 31, 2015.

Chair Scott moved to C) Monthly Report by the Executive Secretary.

Daniel Crawley, Executive Secretary discussed the April Executive Secretarial Report.

Chair Scott asked for a Motion to Adjourn. Commissioner McLaughlin moved to adjourn. Vice Chair Zink seconded the motion and when put to a vote, the Motion was passed at 1:27 p.m.

Executive Secretary Report
April 13, 2015

Vacancy Statistics:

As of March 31, 2015 there were 23 Vacant Units as follows:

<u>AMP</u>	<u>Total Vacancies</u>
Corliss	4
Fallon	0
Taylor	1
Phelan	0
Sweeney	0
MLK	9
Kane	1
Conway	0
Grand	2
Griswold	6

Within the numbers above we have a total of **14** vacancies that are pending HUD approval for continued subsidy due to catastrophic, law & regulation or modernization. 2 of the vacancies are at Corliss Park due to Law & Regulation; 1 of the vacancies is at Taylor Apts. due to Law & Regulation; 1 of the vacancies is at Grand Street Apts. for Modernization; 8 of the vacancies are at Martin Luther King for Catastrophic; and 2 of the vacancies are at Griswold Heights for Law & Regulation.

1. Rent Collection Low Income Public Housing Program for the month of March 2015 was 98%:
 - We expected to collect a total of **\$362,322** for the month of March 2015 for the LIPH projects.
 - The actual total amount of rent collected for the month of March 2015 was **\$356,027.**
2. Rent Collection at Kennedy Towers for the month of March 2015 was 100%:
 - We expected to collect a total of **\$115,468** for the month of March 2015 for the K/T Project.
 - The actual total of rent collected for the month of March 2015 was **\$115,468.**
3. Maintenance and Procurement Contracts:
 - Routine purchases continue related to maintenance and office supplies
4. Misc.:
 - Section 8 – Utilization for March 2015
 - HUD React Inspections began on Thursday, April 02, 2015

**A RESOLUTION AUTHORIZING THE APPROVAL OF THE MINUTES
OF THE REGULAR MEETING OF TROY HOUSING AUTHORITY
HELD ON MONDAY, MARCH 9, 2015**

SUBMITTED BY: Daniel P. Crawley, Executive Secretary

INTRODUCED BY: Patrick Russo, Chair

WHEREAS, Daniel P. Crawley, Executive Secretary to the Troy Housing Authority, has respectfully submitted the Minutes of the REGULAR Meeting held on Monday, March 9, 2015;

NOW, THEREFORE, BE IT RESOLVED THAT the Minutes of the REGULAR Meeting of Monday, March 9, 2015 is approved, as submitted by the Executive Secretary.

INTRODUCED BY: Darren Scott, Chair

FIRST MOTION: Oscar McLaughlin, Commissioner

SECOND MOTION: Patrick Russo, Commissioner

AYES: 6

NAYS: 0

Dated: April 30, 2015

**A RESOLUTION AUTHORIZING THE INITIATION
OF PHASE 2 - TROY HOUSING AUTHORITY
GOING SMOKE FREE**

REQUESTED BY: Darren J. Scott, Chair

INTRODUCED BY: Darren J. Scott, Chair

WHEREAS, The U.S. Department of Housing and Urban Development (HUD) has been encouraging Housing Authorities to go Smoke Free for several years; and

WHEREAS, on January 12, 2015 the Board of Commissioners authorized the initiation of a 45 day public comment period to discuss initiating a Smoke Free Policy at the Troy Housing Authority; and

WHEREAS, since January 12, 2015 the Capital District Tobacco Free Coalition was enlisted to assist, all residents were notified and surveyed, twenty public comment meetings were held with every location having one or two meetings, and the proposed policy was discussed with the Resident Advisory Board; and

WHEREAS, the outcome of the Public Comment Period has been summarized and reviewed by the Board of Commissioners and a phased approach to going Smoke Free at the Troy Housing Authority seems most prudent.

NOW, THEREFORE, BE IT RESOLVED that the Troy Housing Authority will take a phased approach to Going Smoke Free. Phase 2 will be structured as follows:

Phase Two

1. Expand the No Smoking Area to 25 feet from all buildings and play areas.
2. Designate specific areas, ideally protected from the elements, where smoking is allowed.
3. Continue to promote smoking cessation programs for anyone interested in quitting.

NOW, THEREFORE, BE IT RESOLVED that the Executive Secretary is authorized to initiate the actions necessary to begin this phased approach to the Troy Housing Authority.

INTRODUCED BY: Darren Scott, Chair

FIRST MOTION: Oscar McLaughlin, Commissioner

SECOND MOTION: Patrick Russo, Commissioner

AYES: 7

NAYS: 0

Dated: April 30, 2015

NOTICE OF REGULAR MEETING

TO: James H. Brust, Commissioner
Robert Linder, Commissioner
Oscar McLaughlin, Commissioner
Paul E. Moses, Commissioner
Patrick Russo, Commissioner
Darren J. Scott, Chair
Agnes Zink, Vice Chair

You are hereby notified that the MEMBERS of TROY HOUSING AUTHORITY are called to meet in REGULAR SESSION at 12:30 p.m. on Monday, April 13, 2015 in the Community Room of the Corliss Park Apartments, 1450 Corliss Park, Troy, New York 12182.

The purpose of the Meeting is described in the attached Agenda.

CERTIFICATE

I, DANIEL P. CRAWLEY, duly appointed, qualified and SECRETARY of TROY HOUSING AUTHORITY, do hereby certify that the attached copy of the Minutes of the REGULAR Meeting of the MEMBERS of said AUTHORITY, held on the 13th day of APRIL 2015, is a true and correct copy of the original Minutes of said Meeting on file and of record, and I do further certify that the copy of the Resolution(s) appearing in said attached copy is a true and correct copy of the Resolution(s) adopted at said MEETING and is on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said AUTHORITY this 4 day of MAY 2015.

Daniel P. Crawley
Executive Secretary

(SEAL)