

**MINUTES OF THE REGULAR MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON THURSDAY, MAY 14, 2015**

PRESENT: James H. Brust, Commissioner
Robert Linder, Commissioner
Oscar McLaughlin, Commissioner
Paul Moses, 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 Thursday, May 14, 2015, in the Community Room of Arnold Fallon Rainbow Center, 867 River Street, Troy, New York 12180. Chair Scott called the Meeting to Order and Oscar McLaughlin, Commissioner, led the Assembly in the Pledge of Allegiance. Upon Roll Call, six Commissioners were Present...

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, April 13, 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 Moses seconded the motion. The Minutes were unanimously approved as presented by stating Aye.

Chair Scott moved to ITEM II, the Approval of the Time Warner Cable – Proposed Contracts.

A discussion was had to amend the Resolution Approving the Time Warner Cable – Proposed Contracts so as to provide for a three year term for John F. Kennedy Towers residents at a rate of \$10 first year, \$15 second year and \$21 third year.

Chair Scott asked for a motion to approve ITEM II as amended. Vice Chair Zink moved to approve ITEM II as Amended. Commissioner Brust seconded the motion and when put to a vote, the Amended Resolution was unanimously adopted.

Chair Scott moved to ITEM III, the Approval of the Massive Mesh Proposal. Chair Scott asked for a motion to approve ITEM III. Commissioner Brust moved to approve ITEM III. Commissioner Moses seconded the motion and when put to a vote, the Resolution was unanimously adopted.

Chair Scott moved to OTHER BUSINESS:

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

- Facilities Committee Meeting Report from May 4, 2015
- Policy Committee Meeting Report from May 4, 2015

Chair Scott moved to B) Financial Report

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

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

The next Troy Housing Authority Board Meeting will be held on Thursday, June 11, 2015 at Griswold Heights.

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 4:41 p.m.

Executive Secretary Report
May 14, 2015

Vacancy Statistics:

As of April 30, 2015 there were 30 Vacant Units as follows:

<u>AMP</u>	<u>Total Vacancies</u>
Corliss	7
Fallon	0
Taylor	1
Phelan	1
Sweeney	0
MLK	9
Kane	2
Conway	0
Grand	2
Griswold	8

Within the numbers above we have a total of **17** vacancies that are pending HUD approval for continued subsidy due to catastrophic, law & regulation or modernization. 3 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 4 of the vacancies are at Griswold Heights for Law & Regulation.

1. Rent Collection Low Income Public Housing Program for the month of April 2015 was 95%:
 - We expected to collect a total of **\$373,212** for the month of April 2015 for the LIPH projects.
 - The actual total amount of rent collected for the month of April 2015 was **\$354,239.**
2. Rent Collection at Kennedy Towers for the month of April 2015 was 97%:
 - We expected to collect a total of **\$115,641** for the month of April 2015 for the K/T Project.
 - The actual total of rent collected for the month of April 2015 was **\$112,364.**
3. Maintenance and Procurement Contracts:
 - Routine purchases continue related to maintenance and office supplies
4. Misc.:
 - Demolition completed at 555-557 Second Avenue, N. Troy
 - THA received a final Section 8 Management Assessment Program (SEMAP) score of 96% for the fiscal year which ended December 31,2014

**A RESOLUTION AUTHORIZING THE APPROVAL OF THE MINUTES
OF THE REGULAR MEETING OF TROY HOUSING AUTHORITY
HELD ON MONDAY, APRIL 13, 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, April 13, 2015;

NOW, THEREFORE, BE IT RESOLVED THAT the Minutes of the REGULAR Meeting of Monday, April 13, 2015 is approved, as submitted by the Executive Secretary.

INTRODUCED BY: Darren Scott, Chair

FIRST MOTION: Oscar McLaughlin, Commissioner

SECOND MOTION: Paul Moses, Commissioner

AYES: 6

NAYS: 0

Dated: May 28, 2015

**A RESOLUTION APPROVING THE TIME WARNER CABLE – PROPOSED
CONTRACTS AS AMENDED**

SUBMITTED BY: Daniel P. Crawley, Executive Secretary

INTRODUCED BY: Darren J. Scott, Chair

WHEREAS, the Troy Housing Authority has received Renewal Agreements from Time Warner Cable for Service and Marketing and Bulk Purchase, and

WHEREAS, the Service and Marketing Agreement is for all sites and grants Time Warner non-exclusive access to provide service and promote TWC products. The Troy Housing Authority receives a percentage of Gross Collected Revenues (GCR) based on percentages of penetration (up to 8%), and

WHEREAS, the Bulk Purchase Agreement enables the Troy Housing Authority to purchase cable service for \$21.00 and then resell it to residents and we have been reselling it at Kane and Conway for \$35.00 while providing it to Kennedy Towers at no cost.

WHEREAS, the Troy Housing Authority wishes to renew the Service and Marketing Agreement for six years while phasing out of the Bulk Purchase Agreement by discontinuing it at Kane and Conway and having residents negotiate their own cable service with Time Warner and continuing the Bulk Purchase at Kennedy Towers for three years while phasing in payments from residents; \$10.00 per month in the first year, \$15.00 per month in the second year and \$21.00 per month in the third year. Then after the third year having Kennedy residents also negotiate their own cable service with Time Warner.

THEREFORE, IT IS HEREBY RESOLVED, that, the Troy Housing Authority will enter into a six year Service and Marketing Agreement for all sites and a three year Bulk Purchase Agreement for Kennedy Towers with Time Warner Cable.

INTRODUCED BY: Darren Scott, Chair

FIRST MOTION: Agnes Zink, Vice Chair

SECOND MOTION: James Brust, Commissioner

AYES: 6

NAYS: 0

Dated: May 28, 2015

A RESOLUTION APPROVING AN AGREEMENT WITH MASSIVE MESH

SUBMITTED BY: Daniel P. Crawley, Executive Secretary

INTRODUCED BY: Darren J. Scott, Chair

WHEREAS, the Troy Housing Authority received a proposal from MassiveMesh on March 30, 2015 with a request to enter into a one year agreement after which we would meet to review and negotiate terms for future years (copy attached), and

WHEREAS, MassiveMesh proposes to provide wireless internet access and computer equipment in specified common areas of Housing Authority buildings, Taylor Apartments and Kennedy Towers, in exchange for roof top internet repeater site space at these locations, infrastructure access and the right to market their internet service to our residents, and

WHEREAS, the Troy Housing Authority views this as a way to provide computers and internet access in these Community Rooms while at the same time offering the tenants of these building an alternative way to obtain affordable internet access.

THEREFORE, IT IS HEREBY RESOLVED, that, the Troy Housing Authority will enter into a one year Agreement with MassiveMesh, after which time we will meet again to review and negotiate new terms for future years.

INTRODUCED BY: Darren Scott, Chair

FIRST MOTION: James Brust, Commissioner

SECOND MOTION: Paul Moses, Commissioner

AYES: 6

NAYS: 0

DATED: May 28, 2015

NOTICE OF REGULAR MEETING

TO: James H. Brust, Commissioner
Robert Linder, Commissioner
Oscar McLaughlin, Commissioner
Paul E. Moses, 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 4:00 p.m. on Thursday, May 14, 2015 in the Community Room of the Arnold Fallon Rainbow Center, 867 River Street, Troy, New York 12180.

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 14th day of MAY 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 28 day of MAY 2015.

Daniel P. Crawley
Executive Secretary

(SEAL)