**Village of Nyack Housing Authority**

15 Highview Ct.

Nyack, NY 10960

(845) 358-2476

**May Board Meeting Minutes**

May 10, 2022

Waldron Terrace

6:30

Rev. Carl Washington

**Call to order:** 6:37

**Roll Call:** S. Rogers, N. Hines, D. Joseph, D. Burke, R. Rodriguez, L.Pappalardo

**Executive Director Report**

In the absence of the Executive Director, T. Keys, D. Joseph is reading her report.  Her reading does not signify agreement or show support for said report.

*See EDR narrative:*

D. Joseph: Apartments that are available need to be tracked more closely than they currently are.

No minutes for March, and April. D. Joseph would like to comment on the need for a secretary for taking notes and providing minutes.  It is a difficult task to take the minutes while still trying to pay attention and contribute to the meeting.

S. Rogers: We need a recording secretary. Someone who will keep up the minutes.  L. Pappalardo checks emails and will continue to do so as secretary.

Establishment of rules for talking. Unnecessary talking and arguing only extend the recording which in return increases the amount of time the secretary needs to listen and discern what’s essential to include and what is not.

D. Joseph: Financial Report: Paragraph 3, Change of the meeting to the second Tuesday should not affect the monthly bank statements. We were not comfortable with the report and the bank accounts.  Sometimes they were in and sometimes they weren’t. Now that we are a month behind there is ample time to get everything ready and get ready for their review.

We, the board, have already considered the raise rate and D. Joseph made comparisons to the county and other civil service jobs in the region. We have already voted on the raises and we stand firm in our decision. We gave everyone a bonus at the end of the year, the office was closed due to Covid.

Document 2 Section 8 housing:  There is no evidence of who was notified and who said no.  A list of this was requested to be included in the packet. This was not provided in the packet of exactly what is the process and who was notified.   When they are contacted, why, who etc…

Pine Street needs to be reviewed.  We will not be discussing anything until we find the 1 million dollars that is missing.

Renovation is underway for the 4BR and needs to be finalized.   RFP for a consultant. We did not vote on the budget because we had to vote on the raises before the budget was approved.  We put it on hold to address other items until we have a new attorney.

**Officers and Committee Report:**

None of the committees met since the last meeting.

**Old Business:**

L. Parker: I don’t believe you have to follow any other guidelines except for your own guidelines in so far as raises.  Make sure that the budget gets approved with  an approval process.  A workshop session would be part of the budget approval to aid us in this decision. Make that part of the program.  So if the budget needs to be approved by January we should have those workshops in place for November and December and invite the public.

D. Joseph: Thank you L. Parker. We are new to these positions and we are trying to figure it out because it is a learning process.

We don’t want to do things in haste and so we did not vote on the budget in a timely manner because we don’t feel comfortable voting on something that is not accurate and needed to be accurate.  We had three different budgets presented to us and were being changed in real time.  We, the board, apologize for the delay in the budget approval but our intentions are to be thorough in our understanding.  We would rather vote on a budget 6 months late than vote on a budget that is unclear, has inconsistencies or needs things added. ED said that she has never had to put the salaries in the budget before.   We know the importance of understanding the importance of more of the process instead of trusting the process.  We are all building our capacity in these roles.

L.Parker: Tenants need to understand the budget and how the money is being spent and what it means for the housing development.

Rev. Carl Washington: How many residents does the VONHA serve?

D. Joseph: DM, WT, and Section 8 run out of this office.  We will get back to you about the number of families that are served.

Rev. Carl Washington: What was the raise percentage for last year?

D. Joseph: 2.5% was implemented last year.  They asked for 6% this year. The board said absolutely not, then they asked for 3%.  1.75% was  proposed based on data in the county (Orange, Rockland, Putnam) and voted on unanimously.

D.Burke: 2.5% is .52 cents and it’s hard to do work for that before taxes. The 1.75% is based on the amount of money each employee makes annually.

The village has been indicative of this mayor because D. Hammond doesn’t like T. Keys.

L. Pappalardo: You cannot sit there and tell the mayor's feelings about how he feels about T.Keys.

D. Joseph: We need to vote on the budget.  A motion is made by D. Joseph to vote on the budget with the 1.75% raise.  We approve the 2023 fiscal year budget approval inclusive of the 1.75% increase.  Second by L. Pappalardo. All in favor except D. Burke is abstaining.

**New Business:**

New attorneys. Board to vote to appoint Judge Willam E. Sherwood who is deemed to be our Hearing Officer through our prior Attorney C. Finger.

L. Pappalardo makes a motion to accept Judge Sherwood as our new Hearing Officer. Second by R. Rodriguez. Keith Braufetel has agreed to become our new attorney for the board.  His retainer has been made available to the public.

D. Burke: says that we, the board, have to have a meeting to discuss at least 3 candidates for attorney.  S.Rogers: That is not factual and it is not in our bi-laws. He will be accepting the same salary as the former attorney.

L. Pappalardo makes a motion to accept said attorney and R. Rodriguez seconds. All in favor. D. Burke abstains from voting.

Respectfully submitted,

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Linda Pappalardo,NHA Board Secretary