

GHA Board of Commissioners

Regular Meeting

August 26, 2025, at 4:30 PM

Greenfield Housing Authority – Remote Zoom Meeting

The Greenfield Housing Authority Board of Commissioners conducted the Regular Meeting of the Authority on Tuesday, August 26, 2025, via Remote Zoom Meeting.

CALL TO ORDER

Chair, William Mason, called the meeting to order at 4:30 p.m.

Commissioners Present: William Mason, Susan Worgaftik, Randi Parks, John Mackin, Trish Leonard (4:32)

Commissioners Absent: None

Staff Present: Jack Redman, Andi Guy, Ann Borkowski, Jodi Clough, Mark Courtemanche

Others Present: None

1. ACTIONS

Minutes of the 7-29-25 Regular Board Meeting: Commissioner Worgaftik moved and Commissioner Mackin seconded the motion to approve the minutes of the July 29, 2025, Regular Board meeting.

25-52 Voted 4 in favor; 0 opposed

Monthly Financials - July: Commissioner Leonard moved and Commissioner Worgaftik seconded the motion to approve the financial operating statements for the month of July 2025.

25-53 Voted 5 in favor; 0 opposed

Payment Summary – July 2025: Commissioner Worgaftik moved and Commissioner Parks seconded a motion to accept the payment summary for the month of July 2025.

25-54 Voted 5 in favor; 0 opposed

Discussion & Award of IT Contract: Commissioner Leonard moved and Commissioner Worgaftik seconded a motion to award the IT Contract to Toss C3 as the most responsive vendor with the capacity to meet and exceed the needs of the GHA utilizing an offsite Citrix based server. The initial contract term will be 9 months with renewal options. The monthly cost is approximately \$2700.

25-55 Voted 5 in favor; 0 opposed

2. New Business- None

3. Executive Director's Report:

Section 8 Shortfall – Executive Director, Jack Redman, informed the Board that the next Section 8 Shortfall call will be on 9/11/2025. He stated that GHA has a little less than originally anticipated. October is covered but not all of November. GHA will know more after the 9/11/25 call.

Window Heat/Cool Systems – Jack Redman and Maintenance Staff Mark Courtemanche and Clyde Earle traveled to Lynn, MA to look at the air source heat pump window system that was currently being used by the Lynn Housing Authority. Some takeaways from the visit are that the systems are easy to install and could be performed in-house by maintenance staff. The maintenance on the systems is supposed to be less time consuming than the traditional heat pump where the condenser is housed outside of the unit, separate from the interior head. The concern about the durability of the window system in a family development is still at the forefront of the GHA team. There is talk about installing the window units in a few of the 705's that currently have the munchkin gas boilers which need to be replaced.

Monthly Staff Report – July 2025

4. Board Committee Reports - None

5. Correspondence/Communication

6. Resident Update: None

7. Public Comment: None

8. **ADJOURNMENT:** Commissioner Worgahtik moved and Commissioner Mackin seconded a motion to adjourn the meeting at 5:19 pm.

Respectfully Submitted,



Jack Redman

The next GHA meeting is scheduled for Tuesday, September 30th.