

GHA Board of Commissioners

Regular Meeting

May 27, 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, May 27, 2025, via Remote Zoom Meeting.

CALL TO ORDER

Chair, William Mason, called the meeting to order at 4:32 p.m.

Commissioners Present: William Mason, Susan Worgaftik, Randi Parks, John Mackin, Trish Leonard (4:35)

Commissioners Absent: None

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

Others Present: Stephanie Duclos

1. ACTIONS

Minutes of the 4-29-25 Regular Board Meeting: Commissioner Worgaftik moved and Commissioner Parks seconded the motion to approve the minutes of the April 29, 2025, Regular Board meeting.

25-36 Voted 4 in favor; 0 opposed

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

25-37 Voted 5 in favor; 0 opposed

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

25-38 Voted 5 in favor; 0 opposed

Low Bid Contract Award – Mini-Split Cleaning: Commissioner Worgaftik moved and Commissioner Mackin seconded a motion to award the low bid contract for Mini-Split Cleaning to Pioneer Valley Environmental in the amount of \$18,725.00.

Discussion: Executive Director, Jack Redman, stated that the EOHLC Budget Guidelines provides a budget exemption of \$300/unit for ASHP maintenance.

25-39 Voted 5 in favor; 0 opposed

Adoption of Income Limits for State-Aided Housing Programs: Commissioner Leonard moved and Commissioner Parks seconded a motion to adopt the Income Limits for State-Aided Housing Programs, which were effective 4-15-2025.

25-40 Voted 5 in favor; 0 opposed

Adoption of Income Limits for Massachusetts Rental Voucher Program: Commissioner Leonard moved and Commissioner Worgaftik seconded a motion to adopt the Income Limits for the Massachusetts Rental Voucher Program, which are effective 6-1-2025.

25-41 Voted 5 in favor; 0 opposed

Adoption of Income Limits for Department of Mental Health Program: Commissioner Leonard moved and Commissioner Mackin seconded a motion to adopt the Income Limits for the Department of Program, which are effective 4-14-2025.

25-42 Voted 5 in favor; 0 opposed

Contractor Authorized Signatory Listing (CASL) System: Commissioner Parks moved and Commissioner Leonard seconded a motion to authorize William Mason, Susan Worgaftik, Andrea Guy and Jack Redman to have roles in the CASL System.

25-43 Voted 5 in favor; 0 opposed

Section Eight Management Assessment Program (SEMAP): Commissioner Leonard moved and Commissioner Parks seconded a motion to authorize the submission of the SEMAP Certification documents for FY 3-31-25.

25-44 Voted 5 in favor; 0 opposed

2. **New Business- None**

3. **Executive Director's Report:**

Monthly Staff Report – April 2025

4. **Board Committee Reports - None**

5. **Correspondence/Communication**

6. **Resident Update: None**

7. **Public Comment:** Stephanie Duclose inquired about Income Limits but stated that she would look on the GHA Website to get all of the updated information.

8. **ADJOURNMENT**: Commissioner Leonard moved and Commissioner Mackin seconded a motion to adjourn the meeting at 4:59 pm.

Respectfully Submitted,



Jack Redman
Executive Director