

WINOOSKI HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING

4:15 P.M.  
April 7, 2021

ZOOM Meeting  
<https://us02web.zoom.us/j/8445637676>  
Dial by your location  
1 646 558 8656 US  
Meeting ID: 844 563 7676

*For Dial In Instructions please call our office at (802) 655 2360  
prior to noon on April 7.*

AGENDA

1. Approve Agenda

No change

2. Approve Minutes of March 3 and 31, 2021

Tabled – Minutes not distributed

3. Public Comment

No members of the public in attendance

4. Update on Finances

Cash in the Programs dropped due to making quarterly payments. Funds from the CARES Act have yet to be transferred to the General Fund from the HCV program.

No questions.

5. Update on RAD Project

See Board Notes

Windows and Door replacement discussion about other sources of financing for the work. This could include some tax credits or use of affordable housing funding from the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 or the American Rescue Plan should that pass. ED Decarreau is in contact with the State and with VHFA over possible funding sources.

6. Approval of Insulation Contract with Housewarmers, LLC

The Board discussed the issues, including the time required to release a full bid with a grant deadline of December 31.

Motion by Commissioner Mace – I move that we approve Resolution 2021-3 as presented in the packet related to the HouseWarmers, LLC contract.

Second by Commissioner Arnell

Motion carries 4 - 0

7. Approval of Change Order for Ilges Construction

Commissioner Mace asked how to prevent this situation from recurring.

ED Decarreau suggested that we would qualify firms prior to bidding and only accept companies with project managers and business offices who could manage the scope. This would increase the cost of the project.

ED Decarreau noted that we believe all of the work was necessary and would have been done at extra cost by any firm or we would have ended up with old trim abutting new trim and broken siding that would have needed to be replaced eventually. The issue was the business management. ED Decarreau also noted that our project management firm went through all of the costs and verified the cost.

Motion by Commissioner Mace to approve resolution 2021-4 for Ilges Construction.

Seconded by Commissioner Arnell

Motion carries 4 – 0.

8. Approval of Extension of Vacation Use

ED Decarreau explained that there was no word from our attorney. The issue of liability is small, given that this only impact cash should someone leave.

Commissioner Mace moved to adopt Resolution 2021-2.

Second by Commissioner Arnell

Motion carries 4 - 0

9. Discussion of Approval Schedule for the Five Year and Annual Plan

See Board Notes

10. Discussion of Project Based Voucher Policy

See Board Notes.

Commissioner Mace discussed the issue of the lack of a mandate for affordable housing in the City's Form Based Code as the City's Planning Commission will be working on its first revision. Though affordable housing is being incorporated into new construction, largely for the purpose of financing, Commissioner Mace highlighted the need to write this into code to be sure it occurs in the future.

Commissioner Mace also noted the destruction of rental housing for families as the new construction is occurring.

11. Discussion of Accounting Bid Conditions – Executive Session due to 1 V.S.A. 5 §313 (a)(1)(A) "premature general public knowledge would clearly place the public body... at substantial disadvantage" for Contract related discussion

Commissioner Arnell moved to enter executive session as noted above.

Commissioner Raymond seconded.

Motion carried 4 - 0

## 12. Other Business

\*\*\* Executive Session as Needed \*\*\*