

# **ROME HOUSING AUTHORITY**

**May 20, 2025**

## **Board of Commissioners Meeting**

**200 N. Levitt St, Rome, NY 13440**

### **Call to Order: 5:04**

#### **Roll Call**

Denice Golden

Feidy Miner

Joanna Murphy

Tami Lucia, Executive Director

Kim Rodgers

Bill Hoffmeister

Diane Martin Grande, Counsel

Janet Millner

#### **Pledge of Allegiance**

#### **Gallery**

Kathy Stockbridge

Bonnie Platt

Eileen Whaley

#### **PUBLIC FORUM:**

None

Janet: Everyone read the minutes? Any questions? Can I get a motion to approve the minutes? 1<sup>st</sup> – Kim 2<sup>nd</sup> – Denice All

#### **FINANCIALS:**

No March financials due to year end audit. Will supply when audit is over.

Delinquency April 2025: LGA 1<sup>st</sup> Bill 2<sup>nd</sup> Kim All

Delinquency April 2025 Colonials – 1<sup>st</sup> Kim 2<sup>nd</sup> Denice All

Delinquency April 2025 Valentine – 1<sup>st</sup> Kim 2<sup>nd</sup> Joanna All

#### **Executive Directors Report:**

Tami: Auditors have started. Formal documentation to HUD by May 31<sup>st</sup>. Auditors here in June for 2 days.

Outside: flowers, trees cut down, grass cut, trees need to be planted. Starting to look good.

Three Foster Youth vouchers – RHA is the only Housing Authority in the area with this type of voucher.

Insurance inspection and they said we have to have a no smoking policy starts June 15, 2025. 1<sup>st</sup> offense is \$100 fine, 2<sup>nd</sup> \$150 fine and last is eviction. 50 feet from the property. They have to leave the premises. The park is not ours. The parks are smoke free already. Signs will be posted. Active on social media. We will be offering smoking cessation classes as well. Everyone has to sign a lease addendum. Will do research for the highrises.

Ribbon cutting for community room is tomorrow at 3PM – here.

I've been here with the kids quite a bit and during a few of the storms noticed the kids & adults have quite a bit of anxiety. The fire department is going to come and do a presentation geared towards the kids to try to help with the PTSD from the tornado.

### **OLD BUSINESS:**

Resolution and discussion for 15 year exit plan: Motion to approve a consultant for the 15 year exit plan.

Tami: I got all the questions addressed.

Kim: The only thing I noticed is the number of hours listed is drastically different. One company is going to take 80-90 hours and the other is going to take 190 hours. Huge gap.

Tami: I think the Ithaca quote is 2 people and the other is for 3 people. The people from Hudson and Ithaca know each other so might be easier to work together.

Kim: The only thing that worries me is they always quote low. Can we put a maximum number of hours on it?

Diane: I assume you are going to do some sort of agreement?

Tami: Yes.

Diane: The terms of the agreement will dictate the fees allowed or are they open to changes?

Tami: The people from Ithaca are open to anything. The guy is super responsive.

Kim: I think we have to make a decision tonight so as long as Diane has the ability to review the contract I think we should approve Ithaca. I will make a motion to select Ithaca Consulting, contingent upon Housing Authority counsel approving the contract, as the exit plan consultant.

Feidy: I'll second the motion.

Diane: I think it should come back to the board if it goes beyond the parameters set in the initial contract.

Janet: All in favor? Aye

Janet: Election of board members for the Rome Housing Authority board.

Bill: We collaborated.

Diane: Do you have a slate of officers?

Bill: We do. We nominate Denice as Chair. What happens if the people we nominate do not want to do it.

Diane: You have to nominate someone else.

Bill: Janet as vice-chair. Myself as treasurer. Joanna as secretary.

Denice: Is Michelle going to continue to take the minutes?

Tami: It was an audit finding not having minutes and resolutions.

Bill: Is that all of them?

Tami: You have all assistant secretary/treasurer.

Bill: Feidy as assistant secretary/treasurer.

Tami: My only concern is you as treasurer while running your Facebook page.

Bill: I'm not a felon.

Tami: I know you are not a felon but lines have been crossing and it makes me nervous.

Bill: The board has to authorize what I'm signing.

Denice: No. You do it. You have to run the audit of the bills.

Bill: I don't see an issue with it. There is all kinds of help on this board. I'm sure it won't be a problem.

Kim: I don't think that's her point. I think her point is confidentiality.

Bill: I don't share anything from this board.

Kim: You sure do.

Bill: I don't share anything from this Housing Authority.

Kim: There is a lot at stake.

Diane: I would say this to all of you. This is a really good board. The work the Housing Authority does is very important. You have to make sure you do not draw any negative attention to the Housing Authority, so we don't lose funding especially with everything that is going on nationally. No one should be on the board with felonies.

Feidy: So after Joanna and Bill get their training they will train me?

Denice: I will train Bill. You can meet us here and I'll train you at the same time.

Tami: Official title is Assistant Secretary. Assistant Treasurer.

Janet: I'll move the slate of commissioners as presented by the nominating committee.

Kim: I'll second that motion.

Janet: All in favor? Aye.

Janet: I move to adjourn the meeting at 5:38.

Bill: I'll second that motion.

Janet: All in favor? All

Next meeting: ?????????