

**MINUTES OF THE EXECUTIVE SESSION OF THE
MANSFIELD HOUSING AUTHORITY
HELD ON September 11, 2024**

The Members of the Mansfield Housing Authority met in Executive Session at 22 Bicentennial Court, Mansfield, MA at 6:23 PM. Those present and absent were as follows:

Present:

**William Snyder
Debra Tatum
Mary Kate Flynn
Kennth Tucker
Kevin Doyle**

Absent:

Also present was the Executive Director, Andrea J. McDougall.

A copy of the Notice of Meeting, pursuant to Section 23A of Chapter 39 of the General Laws, with the Certificate as to Service of Notice of Meeting attached thereto was read and ordered spread upon the Minutes of the Meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Mansfield Housing Authority will be held at 6:00 PM on September 11, 2024 at 22 Bicentennial Court, Mansfield, MA 02048. The Executive Session was listed as Item #18 on the Agenda.

CERTIFICATE AS TO NOTICE OF MEETING
(Section 23A, Chapter 39, General Laws)

I, the undersigned, the duly appointed qualified Executive Director of the Mansfield Housing Authority do hereby certify that on August 28, 2024, I caused to be filed, in the manner provided by Section 23A, Chapter 39, General Laws, with the Clerk of the Town of Mansfield, Massachusetts, a Notice of Meeting of which the foregoing is a true and correct copy.

IN TESTIMONY HEREOF, I have set my hand this twentieth day of September 2024.



Executive Director

In Open Session, the Chairman referred to Agenda Item #18, Executive Session – to discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual.

At 6:23 PM, Motion was made by Mr. Doyle and seconded by Ms. Flynn to go into Executive Session to discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual and adjourn from Executive Session and not return to Open Session. The Roll Call Vote was as follows:

Ayes

**Kevin Doyle
Kenneth Tucker
Mary Kate Flynn
Debra Tatum
William Snyder**

Nays

And it was

Voted to go into Executive Session to discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual and to adjourn from Executive Session and not return to Open Session.

The Director referred to an email that had been sent to all Board Members on August 7, 2024, from a current Family Public Housing Resident. The complaint stated the following:

"My name is [REDACTED], I am a tenant of the Mansfield Housing Authority currently residing at [REDACTED] in Mansfield Massachusetts, I am a single mother of two children and a working, full-time student going into my senior year to earn my Bachelor in Science for Social Work, I am writing to you to file a complaint against Executive Director Andrea McDugal and ask for assistance in stopping an unfair eviction proceeding, My rent is current and I have paid off the rears created by Andrea due to a second job I had to take care of me and my children.

Andrea has targeted me and my children unfairly. I have been a good tenant and neighbor for the three years I have had a lease with MHA. Andrea's unfair practices in her position as Executive Director have harmed my children's and my mental health along with disrupting our security and stability, This situation is stressful and traumatic for my family, Andrea's abuse of process in creating

trumped up allegations to remove me and end my lease along with abusing the sheriff's office officers to serve 14-day notices to quit occupancy for any infraction or behavior she deems to undermine her authority as Executive Director.

Andrea's manipulation of the legal process for her personal gain creates legal costs and fees for both MHA and the single mothers she targets. Also trauma, reputational harm and damage to credit, financial losses, homelessness for families gaps in education for the children of MHA tenants.

Please contact me.

Thank you for your time and consideration,"

Ms. McDougall submitted the current lease agreement, the repayment agreement, the tenant rental ledger, and a detailed timeline of contact efforts made on the Housing Authority's behalf.

Ms. McDougall explained that the tenant filing the complaint has had a history of non-payment and late payment of rent. She stated that the tenant had fallen behind in rent at the beginning of the year and that Ms. McDougall personally had reached out to Father Bill's Mainspring to work with their tenant preservation specialist and was able to have Father Bill's pay the resident's outstanding balances. She continued to say beginning in May of 2024 the tenant started to fall behind again and a 14-Day notice to quit was issued per the rental agreement.

Ms. McDougall added that between the efforts she made to personally reach out for assistance for this family, and with the documentation of a detailed timeline provided to the Board, showing efforts made by the Executive Director and the Administrative staff, the claim that this family was "targeted" was absolutely disproved.

Ms. McDougall stated that the complaint did not specify how the legal process was "manipulated" and no documentation was supplied how she had personally gained so she was unable to address those statements, outside of stating that they were meaningless and ridiculous.

A Motion was made by Ms. Flynn and seconded by Mr. Doyle to Take No Further Action on the Resident Complaint Filed Against Andrea McDougall Because There was no Supporting Documentation or Verification to Substantiate the Claim or that the Executive Director acted inappropriately.

The Ayes and Nays were as follows:

Ayes

Nays

**Kevin Doyle
Kenneth Tucker
Mary Kate Flynn
Debra Tatum
William Snyder**

And it was unanimously

Voted to Take No Further Action on the Resident Complaint Filed Against Andrea McDougall Because There was no Supporting Documentation or Verification to Substantiate the Claim or that the Executive Director acted inappropriately.

The Chairman asked for a motion to Adjourn.

There being no further business to come before the Board, a Motion was made by Mr. Tucker and seconded by Ms. Flynn to adjourn from Executive Session at 6:33 PM and not return to open session.

The role call vote resulted as follows:

Ayes

Nays

**Kevin Doyle
Kenneth Tucker
Mary Kate Flynn
Debra Tatum
William Snyder**

Approved on October 2, 2024 - Board of Commissioners:



On October 2, 2024, The Board of Commissioners voted to approve the public release of the Minutes from the Executive Session held on Wednesday, September 11, 2024.

A Motion was made by Ms. Flynn and Seconded by Mr. Tucker to approve to release the minutes from the Executive Session held on Wednesday, September 11, 2024.

The role call vote resulted as follows:

AYES

NAYS

**Kenneth Tucker
Mary Kate Flynn
Debra Tatum**