

March 14, 2023

The Regular Meeting of the Housing Authority of the Town of Springfield was held at via Zoom at 8:08 A.M.

(A) Roll Call: Present were Mr. Peter Andrews, Jeff Perkins, Walter Jabs, Dan Harrington and Jessica Martin

Staff: Laura Ryan

Guests: none

(B) Minutes: The minutes from the February 14, 2023 regular meeting were approved without change.

(C) Financial Report: The financial reports will be distributed via email.

(D) Old Business:

(1) Woolson Block: Uplift Gymnastics has leased the last remaining commercial space. Uplift will be sharing space with "Magic Mama Medicine" in an effort to give a storefront opportunity to another start-up business. They will operate when Uplift is not in session and we are hopeful that it will drive up foot traffic downtown. Because they have leased three of the four commercial spaces, they will be required to give a 6-month notice in the event they choose not to renew the lease(s).

(2) Capital Projects –

a. Huber Ventilation Project

i. Grant requirements: The grant is requiring that the Town of Springfield hold a mortgage on the building. This is equal to the grant award and will expire in 5 years, assuming that the grant requirements are met. Our attorney, and the attorney for the town are working on it.

ii. Construction issues: They believe that the cutting of concrete will be more extensive than anticipated. This is not only expensive, but disruptive to residents.

b. The Whitcomb Terraced Garden – Laura met town officials and they are very eager to expand the project to address stormwater. Laura will be informing Steven's of the changes.

(3) Development Updates

a. Summit Ave. – A contract with RVTC has been offered at a cost of materials plus \$10,000. Jessica Martin moved that we accept the contract. Jeff Perkins seconded the motion. All were in favor.

b. Other developments – We are waiting for an act 250 determination for the property on Southridge. The lack of decision is delaying the work with Dufresne Group.

(4) Other Business –

a. Tenant Receivables.

i. Most receivables are minimal or have been paid.

ii. Mountain View receivables are improving since legal action.

(E) New Business:

1) Request for Donations --

- (a) Senior Solutions: \$500
- (b) Springfield on the Move -- downtown concert series: \$400
- (c) VT Council on Rural Development: \$150
- (d) Springfield Post Prom Committee: \$100
- (e) A resident requested information on SHA scholarships and it was confirmed that the program will continue.

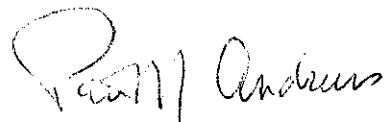
2) Other Business:

- (a) Lead paint testing at Mountain View: VHFA is recommending that we do a comprehensive lead paint assessment for Mountain View. Laura contacted several VT companies that perform the service and we have one quote for \$9865. There was discussion about the testing due to the expense and that there is no requirement for completion. VHFA believes that it may be required for REAC in the future. And, it could exempt us from EMP reporting for the property. Laura does not believe that there will be findings, due to the exterior brick and that all windows have been replaced. However, findings could require us to do additional maintenance to remedy lead exposure. Jessica Martin moved that we move forward with the testing. Her motion was seconded by Daniel Harrington. All were in favor.
- (b) Walter Jabs is leaving the board after 5 years of service. Peter, and the board, wish to thank him for his service to SHA and the town. He will be missed.

(F) Adjournment: The meeting adjourned at 8:40 A.M. The next meeting will be held April 11<sup>th</sup> at the Westview Office.

Respectfully submitted,

Laura Ryan  
Secretary to the Board &  
Executive Director



Peter Andrews  
Chairman  
Springfield Housing Authority