

September 12, 2023

The Regular Meeting of Springfield Housing Unlimited was held at the Westview Terrace Community Room at 8:00 A.M.

(A) Roll Call: Present were Mr. Tracy Johnson, Mr. Peter Andrews, Mr. Jeff Mobus and Ms. Sue Dowdell.

Staff: Laura Ryan

Guests: Mr. Jeffrey Perkins

(B) Minutes: The minutes from the June 13, 2023 regular meeting were approved without changes.

(C) Financial Report: The financial report was distributed.

(D) Old Business:

(1) Woolson Block: We discussed issues related to the PNC benchmarks and achieving "stability" due to differences in the actual expenses vs. the original, pre-construction proforma. It is unlikely that we will be able to meet them for the foreseeable future.

(2) Potential Developments:

- a. Summit Ave. – RVTC should begin building with the school year starting.
- b. Southridge – Tabled until March 2024 town meeting.
- c. 31 Pearl Street – Transfer of the property is complete. We will complete demolition as soon as we are able to secure a contractor.
- d. South Street – Rural development has indicated they are looking for an appraisal, before issuing their decision on permitting a "partial release", which would permit the development of the other half of the property. This has been scheduled for 9/14.

(3) Other Business: None.

(E) New Business:

(1) Other Business: None.

H) Adjournment: The meeting adjourned at 8:23 A.M. The next meeting, will be held December 12, 2023 at the Westview Office. Annual meetings for SHU and SHU 2019, Inc. will be held at that time.

Respectfully submitted,



Laura Ryan
Secretary to the Board &
Executive Director



Peter Andrews
Chairman
Springfield Housing Authority