

APPROVED
MINUTES OF BOARD MEETING
GREAT BARRINGTON HOUSING AUTHORITY BOARD MEETING

October 7, 2021 2:00 p.m.

Participation was done entirely by Zoom

Zoom remote participation per Governor Baker's March 12, 2020 Order Suspending Provisions of the Open Meeting
Law

CALL TO ORDER

Chairman Mercer called the meeting to order at 2:07 p.m. In attendance: Board of Commissioners: Chairman Jim Mercer, Mary Pat Akers, John Grogan, Eileen Mooney, Marie Ryan

Executive Director (ED) Tina Danzy, Assistant to the Executive Director Madonna Meagher

LTO President, Marlene Koloski, LTO Vice-President, Joe Merola

Public: J. Sinico, N. Wile, J. Green, S. Morris, J. Carlson, L. Del Mastro, Heather Bellow, Phil Orenstein, Linda (first name only)

I NEW BUSINESS:

1. EXECUTIVE DIRECTOR EVALUATION PRESENTATION

Board member Grogan summarized the findings/ratings of the GBHA Executive Director (ED) from evaluations that were given to each board member (5), LTO President and Vice-President (2), GBHA office staff (4) and a self evaluation from the Executive Director, Tina Danzy.

The evaluation had a 3 point scale (listed below) and 22 evaluation points.

- 1 Unsatisfactory. Performance is below reasonable expectations.
- 2. Satisfactory. Performance is meeting reasonable expectations.
- 3 Commendable. Performance surpasses reasonable expectations.
- NA Insufficient information/unable to judge.

Grogan stated that the Board was grateful for Tina, the office team works hard with the part-time hours they have. He continued, mentioning that the Executive Director "performs well on operational tasks, and rent collection." However, Grogan reported that the survey showed there was room for improvement in communication with the Board, LTO and tenants. There was stark contrast from the evaluators: While the staff found the ED's performance "Commendable" across the 22 evaluation points, The LTO President and Vice-President rated the ED "Unsatisfactory", The Board of Commissioners rated the ED with seven "Unsatisfactory" responses and fifteen better than "Satisfactory".

Grogan then suggested the Board put forward three or four criteria for the Executive Director to improve on for discussion at the next Board meeting.

Grogan stated that the Board wants to be supportive of the ED and suggested the Board advocate for more work hours for the ED (who is only contracted for a 26-hour work week).

Board member Ryan agreed with Grogan 110% that Executive Director Danzy does not have enough work hours.

Ryan questioned LTO President Koloski and LTO Vice-President Merola about the low score given to the ED on their evaluation forms. Ryan stated that in the recent past Executive Director Danzy was reported as doing a great

job by the LTO, and now she's rated doing a terrible job. Koloski responded that the ED started out fine, but the rent recertifications were done differently. Letters to tenants for compliance from the ED were upsetting to the tenants. Koloski mentioned that with the COVID-19 pandemic it took more time for tenants to get their paperwork in to be in compliance. Koloski also stated she had a personal reason for giving the ED a low score but didn't elaborate further.

Merola found the letters for rent recertification compliance off-putting. He continued to state that contrary to the language in the ED tenant letters, if you pay your rent you won't lose your housing. He also noted that Dewey Court is neglected as a GBHA property.

Board member Akers agreed with time-oriented communication and the availability of the ED for tenants.

II LTO REPORT:

None

III BOARD COMMENTS:

None

IV CITIZEN SPEAK:

J. Sinico commented that the ED's salary is based on 35 hours not 26 hours. She also asked for copies of board member evaluations. Grogan responded that evaluations will become available as soon as possible.

Jane Green commented that the previous ED had a 95% approval rating from tenants and wanted to know what LTO President Koloski's survey results were.

V ADJOURNMENT: 2:32 p.m.

Mercer made a motion to adjourn the meeting seconded by Ryan. Roll Call Vote: Mooney, aye; Akers, aye; Ryan, aye; Mercer, aye; Grogan, aye. Unanimous 5-0

NEXT MEETING: October 20, 2021 @ 3:30 p.m.

Respectfully Submitted,
Madonna Meagher

Documents reviewed: Agenda 10/7/21, ED excel spreadsheet

Pursuant to MA General Laws Chapter 30A, Section 20 (e) (f), meetings of the Great Barrington Housing Authority are regularly recorded. Any member of the public wishing to speak at the meeting must receive permission of the Chair. Listed agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.