



WINTHROP HOUSING AUTHORITY

9 GOLDEN DRIVE
WINTHROP, MASSACHUSETTS 02152
TEL. (617) 846-7100
FAX. (617) 846-7581



WHA BOARD:

FRANK R. FERRARA

RICHARD D. HONAN

PETER T. GILL, Chairman

PETER A. CAGGIANO

MARYLOU HEIGHTON, Tenant Board Member

MARGARET TIERNAN LYONS, Executive Director

SPECIAL Board Meeting

Meeting Date: **March 4, 2022**

Remote Zoom Meeting per Notice Coordinates (attached)

CALL TO ORDER AT 4:00 PM by Chairman Peter T Gill

ROLL CALL:

Present: Richard D Honan, Peter T Gill, Peter A. Caggiano, Frank R. Ferrara, Marylou Heighton

Absent: None

Also present was Peg Tiernan Lyons, Executive Director. After Roll Call, a quorum was present and the Meeting was called to order by Mr. Peter T. Gill

DHCD Public Housing Notice 2022-02 "Local Housing Authority Executive Director Salary and Qualifications Schedule" dated January 26, 2022 had been distributed to all WHA Board Members. Accountants from Gordon Griffin, LLC, specifically James Griffin, completed the 2/26/22 revised Executive Director Salary Calculation Worksheet within the criteria established by DHCD. Subsequently, a revised FY 2022 Budget for 400-1 and 689-1 Developments was prepared for consideration. The proposed executive director salary increase can be absorbed within the ANUEL as published in DHCD Budget Guidelines for current Fiscal Year.

Motion was made by Richard D. Honan to increase Director Lyons annual salary to \$101,127.00, to be effective retroactive to July 1, 2021. Discussion. Members agreed that the increase is sustainable, moving forward, and that Mrs. Lyons performance to date has been excellent and sincerely appreciated.

Motion was seconded by Frank R. Ferrara. Roll Call Vote:

Richard D. Honan – Yes

Frank R Ferrara - Yes

Peter A. Caggiano - Yes

Mary Lou Heighten – Yes

Peter T. Gill - Yes

Chairman Peter Gill declares Motion carries and Mrs. Lyons should be given the salary increase, effective July 1, 2021.

Motion:

Richard D Honan moved that the Proposed Operating Budget for State Aided Housing of the Winthrop Housing Authority (Chapter 200/667/705) **Program Number 400-1** for Fiscal Year Ending June 30 2022 showing total Revenue of **\$ 2,785,688** (account No 3000) and Total Expenses of **\$2,851,422** (Acct 4000) thereby requesting a Subsidy of \$71, 673 (Acct No 3801) and Further that the Executive Director's Total Annual Salary of \$101,127 for fiscal year ending June 30, 2022 be submitted to the Department of Housing and Community Development for its review and approval.

Frank R. Ferrara (seconded) the motion which, upon roll call, was passed by a Vote of Five (For) to Zero 0 Against). Chairman Gill declares Motion carries..

Richard D. Honan moved that the Proposed Operating Budget for State Aided Housing of the Winthrop Housing Authority (Chapter 200/667/705) **Program Number 689-1** for Fiscal Year Ending June 30 2022 showing total Revenue of **\$ 33,481** (account No 3000) and Total Expenses of **\$33,448** (Acct 4000) thereby requesting a Subsidy of \$0 (Acct No 3801) and Further that the Executive Director's Total Annual Salary of \$101,127 for fiscal year ending June 30, 2022 be submitted to the Department of Housing and Community Development for its review and approval.

MaryLou Heighton (seconded) the motion which, upon roll call, was passed by a Vote of Five 5 (For) to Zero 0 Against). Chairman Peter Gill declares Motion carries..

Director Lyons informed Members of 149-151 Read Street Sewer Line needed repair

There being no further business, motion to adjourn was made by Richard Honan and seconded by Frank Ferrara at 4:40 PM