

Hudson Housing Authority Board of Commissioners
Minutes of Regular Meeting
September 16, 2026

In attendance: Revonda Smith, Chairperson; Mary Decker, Vice Chairperson; Theresa Joyner; Rebecca Wolff; Ben Ezinga; Annette Young, Resident Commissioner; Jeffrey Dodson, Executive Director

Absent: Commissioner Nick Zachos

Ms. Smith called the meeting to order at 5:03 p.m. in the community room of Bliss Towers and remotely via Microsoft Teams.

Minutes

Ms. Decker made a motion to approve the minutes of July 15, which was seconded by Ms. Wolff and approved by all members in attendance.

Accounts Payable

Ms. Wolff made a motion to approve accounts payable for July and August, which was seconded by Ms. Decker and approved by all members in attendance.

Audit Report

An audit for the fiscal year ending in 2025 by Aprio LLC found no significant deficiencies. Mr. Dodson was credited for increasing revenues and cutting costs. Ms. Smith said the report was the most thorough she had seen in her six years on the board.

Executive Director's Report

Mr. Dodson said some of the minor deficiencies found in the audit were attributable to staff transition and an action plan had already been implemented.

Residents were asked to submit their choice for a name for a new facility however one person submitted several votes so the process will be done again and handled through the office so it accurately reflects the community's preference.

An elevator that had been out of service for an extended period of time was back in service. Heating system preparation had not yet begun but bids were in order. A pump on one of the boilers will be replaced. A boiler went down last year but only one could be repaired at a time due to budget restraints.

A back-to-school ice cream social was well attended.

Development Update

Mountco Executive Vice President of Development and General Counsel John Madeo reported that the city's Zoning Board of Appeals had approved variances needed for the six low-rise units. The approvals were needed prior to any Planning Board action on the Housing Authority's site plan application.

The Planning Board heard a range of comments during a lengthy public hearing on September 8. He said the board felt it had enough information and closed the hearing. The board asked the development team to respond to open space questions and to provide additional information, including a materials board by September 23. A special meeting was scheduled for

September 30 but he did not anticipate the board would vote on the application. “We provided an incredible amount of information,” he said. Mountco had appeared before many planning boards and never had as many questions from the boards or the public. The Hudson Planning Board had 14 pages of questions and “we gave a 44-page response.”

Mr. Madeo said plans and specifications were about 75 percent complete and would be submitted to the state and city for review. He said negotiations were under way with the city to hire a third party to review the project. The outside consultant would be paid for by the development team.

Mr. Madeo also spoke about tax credit funding. He said the tax credits had to be purchased but the market has not been great, however two firms expressed strong interest in the last two weeks. He said both firms were reputable and had done a lot of work with the state.

Ms. Joyner asked how long the development team had to close on tax credits and what would happen if none were purchased. Mr. Madeo said that if the purchase price came in lower than budgeted the team would have to show the results to the state, which would decide whether the team would have to try for a better price or that the number was right for the area at this time. “The number’s we’re using came in better than we thought but there’s still a gap between what we need and what’s coming in.”

Mr. Madeo said there were aspects inherent in funding—low rents associated with the Rental Assistance Demonstration (RAD) program, brownfield remediation and soil conditions that require use of piles—that added to the gap between money received and what had to be paid.

He anticipated that a firm would be chosen for the tax credit purchase in another month and a letter of intent issued.

Mr. Dodson thanked the entire development team—Mountco, architects, engineers, the board and tenants—for their efforts to push the project forward. “It’s been a great team effort.”

New Business

Resolution #562

The board received a resolution to extend a memorandum of understanding (MOU) with Mountel Ltd. for redevelopment of the Housing Authority’s housing portfolio, including development of replacement housing for existing residents. Ms. Wolff said the board should consider the length of the extension because it was not included in the resolution. Ms. Smith said the last MOU from 2023 was for three years. Members agreed on two years. Ms. Joyner felt that new members should have an opportunity to review the MOU. The board decided to table the resolution until the new members reviewed the document. Mr. Dodson said he would discuss the issue with counsel as well.

Resolution #561

The board received a resolution to authorize certification of the Section 8 Management Assessment Program indicator score. Mr. Dodson said that 14 specific areas were assessed in the program and a formal used to designate public housing authorities as high performers, standard or troubled. He said the Housing Authority’s rating was standard. Ms. Wolff made a motion to approve the resolution, which was seconded by Ms. Decker and approved in a roll call vote of all members in attendance.

Development Committee

Ms. Smith said there was a vacancy on the development committee. She nominated Mr. Ezinga, who had been appointed by Mayor Joe Ferris. Ms. Wolff offered a second and the motion was approved by all members in attendance. The committee's meeting date will be changed because Ms. Wolff had a conflict. A date will be agreed on after checking with Mountco and Mr. Zachos.

Public Comment

There were no comments from the public.

Commissioners' Comments

Ms. Decker asked if both waiting lists were closed and was told that they were.

She also asked about transportation since there had been an issue getting tenants to the Columbia County Fair in Chatham. Ms. Smith said there was no money in the budget for trips. A foundation could be established to accept funds that could be used for such. Ms. Joyner said the board should consider what a foundation would be for. Ms. Wolff suggested that formation of a foundation be placed on the agenda for next month's meeting. Spark of Hudson was thanked for providing tickets to the fair. Mr. Dodson said this was the first year that all the tickets were handed out.

Ms. Wolff said the issue of right to return had come up at Planning Board meetings and elsewhere and asked for clarification. A right to return policy was part of the Uniform Relocation Act, which governs federally funded projects. The policy ensures that tenants displaced due to renovations, redevelopment or disaster repairs can move back into their homes. Mr. Dodson said it was not applicable in Hudson because the plan was to build first then relocate tenants into the new building. He said some people believed it applied to people who used to live in Hudson.

There being no further business, Ms. Decker made a motion to adjourn at 6:03 p.m., which was seconded by Ms. Wolff and approved by all members in attendance.