MORRIS HOUSING AUTHORITY

Received 8:45 AM

November 12, 2020

Susan J. Jeanfavre

Assistant Town Clerk

SPECIAL MEETING OCTOBER 26, 2020

ELDRIDGE COMMUNITY ROOM

Called to order at 7:03 PM by Mark Halloran

Commissioners present: Mark Halloran, Denise Weik, Jim Lafreniere, Eugene Savickas, Executive Director Jim Simoncelli Jr.

Commissioners absent: Susan Herrington

Others present: Gwen Burgess from CGT Financial Services

Tenants present: Dot Deluca (unit #5), Helen Wasti (unit #12), Cindy Hazen (unit #2), Regina Seegers (unit #19), Loraine Weik (unit #11), Debbie Lafreniere (unit #9)

**Reading and Approval of Minutes**

Motion made by Denise Weik to accept the minutes from Regular Meeting on March 9, 2020 as presented. Motion seconded by Eugene Savickas. Motion passed.

**Bills and Communications**

Nothing to report at this time

**Report of the Executive Director**

Jim Simoncelli Jr. stated that he started the Litchfield Housing Authority / Morris Housing Authority Food Pantry which lasted from March 20, 2020 through Labor Day where a group of Litchfield volunteers distributed bags of food weekly between Eldridge, Bantam Falls and Wells Run. A total of 2277 we distributed.

Jim Simoncelli Jr. reported that since the last meeting (March 2020) there have been 3 vacancy’s at Eldridge which have all been filled.

Jim Simoncelli Jr. stated that new maintenance workers were hired at Eldridge.

Jim Simoncelli Jr. stated that office staff has limited office hours due to the concerns with Covid19 and that he (Jim Jr.) is trying to work out of one office to limit potential exposure to the virus.

Jim Simoncelli Jr. mentioned that all common areas are closed. This guidance has come from the MHA Insurance Company and the MHA Attorney. Jim Jr. has also spoken with many other Housing Authority Directors who have closed common areas and are discouraging social gatherings.

Jim Simoncelli Jr. stated that the following will be a proposed Rent Increase in the 2021 Management Plan

 Base Rent of 215 will be increased to 245

 Base Rent of 340 will be increased to 355

 Base Rent of 545 will be increased to 565

 Base Rent of 550 will be increased to 565

 Base Rent of incoming residents will be increased from 550 to 600

Motion made by Denise Weik to accept the proposed Base Rent increase. Motion seconded by Eugene Savickas. Motion passed.

Jim Simoncelli Jr. asked commissioners if the MHA wanted to go out to bid this year for their snow plowing cost. Due to being so late in the year MHA will go out to bid next year starting with their lawn care costs.

**Report of Committees**

Nothing to report at

**Unfinished Business**

MHA Dwelling Unit Lease – Nothing to report at this time.

Eversource Incentive Program – Jim Simoncelli Jr. stated that in order to get the full amount of the Eversource Incentive the full scope of work in the Letter of Agreement (LOA) must be completed. The next phase of the project listed in the LOA the weatherization in each unit at Eldridge. Jim Jr. stated that he will start organizing and scheduling that work.

Housing Authority Small Improvement Program (HASIP) – Jim Jr. stated that the MHA has received a HASIP check in the amount of $14,603.75. This is matching funds from the Eversource Incentive that will cover the cost of surrvialence cameras, new doorbells & door viewers, new common area appliances, new maintenance shed.

**New Business**

Financial Report

 State Report – Ending June 30, 2020

Gwen Burgess from CGT Financial Services and Jim Simoncelli presented the Financial Statement ending 6/30/20 which is a required report submitted to the Connecticut Housing Finance Authority. After brief discussion, motion made by Denise Weik to accept the Semi-Annual Financial Statements for period ending June 30, 2020 as presented. Motion seconded by Eugene Savickas. Motion passed.

 Management Plan – 2021

Gwen Burgess from CGT Financial Services and Jim Simoncelli presented the 2021 Management Plan (budget). After brief discussion, motion made by Denise Weik to accept the 2021 Management Plan as presented. Motion seconded by Eugene Savickas. Motion passed.

**Executive Session**

Executive Session was not entered.

Residents Comments

One resident asked permission to pay for the installation of a dish washer in her unit. Other comments/questions brought up were regarding putting up a 5mph speed limit sign at the entrance to Eldridge, if the pole lights could be turned on earlier in the evening, the motion light near unit #6 was not working properly, and if fog lines could be painted on the entrance road to Eldridge. Executive Director Jim Simoncelli Jr. will look into the comments/questions brought up by the residents.

Motion made by Denise Weik to adjourn meeting. Motion seconded Jim Lafreniere. Motion passed. Meeting adjourned at 8:41 PM.

Respectfully submitted,

Jim Simoncelli Jr.

Executive Director

Morris Housing Authority