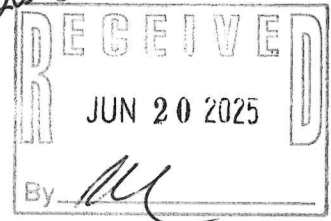


MORRIS HOUSING AUTHORITY 6/16/2025
REGULAR MEETING ~~MAY 12, 2025~~
Eldridge Community Room



Called to order at 7:00

Commissioners present: Eugene Savickas, Denise Weik, Sharen Clark

Commissioners absent: Mark Halloran

Others present: Executive Director Jim Simoncelli Jr.

Tenants present: Helen Wasti (unit #12), Julie Clifford (unit #8), Dot Deluca (unit #5), Regina Seegers (unit #19), Anita Smith (unit #16), Carolyn Philips (unit #17), Cindy Hazen (unit #2), Deb Lafeniére (unit #9)

Reading and Approval of Minutes

Special Meeting – 5-12-25 – Motion made by Eugene Savickas to approve the minutes from Regular Meeting on May 12, 2025 as presented. Motion seconded by Denise Weik. One commissioner abstained. Motion passed.

Resident /Public Comment

A resident read a letter disagreeing with a rumored tenant transfer. Another resident commented regarding the rumored tenant transfer. Resident rumored to be transferring units defended herself from the comments made. Vice-Chairman Denise Weik intervened and stated that this topic of public comment was over.

A resident stated that she went to the Morris Recycle center and they told her she could not drop items there. Jim Simoncelli Jr. stated that he will look into it.

Bills and Communications

Nothing to report at this time.

Report of the Executive Director

Jim Simoncelli Jr. stated that the Morris Town Assessor came to Eldridge on June 12 to do the Renter Rebate program.

Jim Simoncelli Jr. stated that he mentioned to the RSC the interest the residents had to have the local fire marshal come to Eldridge and talk to the residents about fire safety. A notice will be sent out once this is set up.

Jim Simoncelli Jr. stated that he is Chairman of the Salvation Army Service Unit of Litchfield Hills and that if anyone knows of someone who needs emergency assistance to please let him know.

Unfinished Business

- a. Critical Needs Grant (Priority Needs)
 - i. Jim Simoncelli Jr. stated that MHA is in the middle of construction on replacing the bathroom vents and range hoods in the kitchen in all of the units. The next phase of the project that will be completed in the rear access walkway of unit 7 and the replacement of the vents on the roof and the side of the buildings. The window replacement project will be about 3-4 weeks out from starting.
- b. Community Development Block Grant (CDBG)
 - i. Jim Simoncelli Jr. reported that Phase II of the environmental Study on the new land has been completed and the last line of the Chapter VIII, "Interpretation of Site 87-35 and Management Recommendations" reads "No additional archaeological examination of Site 87-35 is recommended prior to Project construction". These results have been sent to the local Tribes for review and to the Department of Housing. MHA is waiting for a response from DOH.
- c. MHA Grounds Policy
 - i. Nothing to report at this time.

New Business

- a. MHA Unit Transfer Policy
 - a. Jim Simoncelli Jr. will bring proposed changes to this policy to the next meeting.

Executive Session

Motion made by Sharen Clark to add "Potential Legal Matters" to the agenda under "Executive Session". Motion seconded by Eugene Savickas. Motion passed.

- a. Potential Legal Matters

Motion made by Sharen Clark to enter Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session entered at 7:28.

Motion made by Eugene Savickas to exit Executive Session. Motion seconded by Sharen Clark. Motion passed. Executive Session ended at 7:35.

No action taken.

Motion made by Sharen Clark to have the unit transfer that was brought in front of the Board at the May 12, 2025 Board Meeting to a commissioner vote. Motion seconded by Eugene Savickas. Motion passed.

All commissioners voted in favor (3 cast yes, 0 cast no) that the unit transfer brought to the Board on May 12 met all of the policy requirements therefore approving the unit transfer policy.

Motion made by Sharen Clark to adjourn meeting. Motion seconded by Eugene Savickas. Motion passed. The meeting adjourned at 7:48 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority