

MORRIS HOUSING AUTHORITY
SPECIAL MEETING SEPTEMBER 22, 2025
Eldridge Community Room



Called to order at 7:00

Commissioners present: Mark Halloran, Eugene Savickas, Sharen Clark, Denise Weik, Deb Lafreniere (Tenant Commissioner)

Commissioners absent:

Others present: Executive Director Jim Simoncelli Jr.

Tenants present: Julie Clifford (unit #8), Dot Deluca (unit #5), Anita Smith (unit #3), Ann Rapp (unit #7), Rose Cook (unit #18), Helen Wasti (unit #12), Donna Spongeberg (unit #11)

Reading and Approval of Minutes

Special Meeting – 8-18-25 – Motion made by Eugene Savickas to approve the minutes from Special Meeting on August 18, 2025 as presented. Motion seconded by Denise Weik. Motion passed.

Resident /Public Comment

The Tenant Commissioner asked when the Fire Marshal will be coming to speak with the residents of Eldridge.

A resident asked if Eldridge was going to get more clotheslines.

A resident asked if the lights in front of units 16-20 can come on earlier in the evening.

A resident mentioned that the curing throughout Eldridge is in bad condition.

Bills and Communications

Nothing to report at this time.

Report of the Executive Director

Jim Simoncelli Jr. mentioned that the Center for Housing Opportunities will be hosting their Annual Housing Summit in Sharon, CT on Monday, September 29, 2025 from 4:30 to 7:00. Jim Jr. continued by stating that he will be in attendance and will have a table with information on the new units being built next to Eldridge. Jim will send out the link to register for the Summit.

Jim Simoncelli Jr. reported that he attended the Annual Conn-Nahro Housing Convention and stated that some of the educational sessions he attended were, Physical Security, Legal Cases, Legal Jeopardy, Conversation with the Housing Commissioner, Board Members Roles and Responsibilities, Cybersecurity, and Hoarding amount a few others.

Jim Simoncelli Jr. mentioned that the MHA has received the grant from Housing Authority Insurance Group (HAIG) to purchase Fire Stop fire suppression canisters for each unit's stove. Jim Jr. will organize this with HAIG.

Jim Jr. mentioned that the local Salvation Army Service Unit of Litchfield Hills has just supplied the basic needs pantries in each of the 7 towns that they serve (Morris, Litchfield, Harwinton, Terryville, Thomaston, Bethlehem, Plymouth) with paper towels, toilet paper, men's and women's shampoo, soap, socks, blankets, and laundry detergents.

Jim Simoncelli Jr. mentioned that the next Small PHA Roundtable will be held in Rocky Hill at CHFA Headquarters on October 21, 2025 and the topics will be, What to Expect from your CHFA Inspection and Policy and Procedure review with CHFA and DOH.

Jim Simoncelli Jr. stated that the Waterbury Republican canceled the MHA's subscription to the paper because they had an overdue balance of \$28. MHA office staff is looking into this.

Unfinished Business

- a. Critical Needs Grant (Priority Needs)
 - i. Jim Simoncelli Jr. stated that the windows in all of the units have been completed. The last remaining window is one of the windows in the MHA laundry room. The ramp outside of unit #7 has been completed and the handrails have been installed. There will be soil delivered to regrade the grass area next to the new ramp.
- b. Community Development Block Grant (CDBG)
 - i. Jim Simoncelli Jr. stated that the project team is waiting on an easement map from the civil engineer before they are able to move into the bidding phase of the project.
- c. MHA Grounds Policy
 - i. Nothing to report at this time.

New Business

- a. Nothing to report at this time.

Executive Session

- a. Potential Legal Matters
 - Motion made by Denise Weik to enter Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session entered at 7:39.
 - Motion made by Denise Weik to exit Executive Session. Motion seconded by Sharen Clark. Motion passed. Executive Session ended at 7:58.

No action taken.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Sharen Clark. Motion passed. The meeting adjourned at 8:02 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority