

MORRIS HOUSING AUTHORITY  
SPECIAL MEETING DECEMBER 15, 2025  
Eldridge Community Room

Called to order at 7:01

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

Commissioners absent:

Others present: Executive Director Jim Simoncelli Jr., Gwen Burgess (CGT Financial Services)

Tenants present: Julie Clifford (unit #8), Dot Deluca (unit #5), Cindy Hazen (unit #2), Ann Raap (unit #7)

**Reading and Approval of Minutes**

Regular Meeting – 11-10-25 – Motion made by Denise Weik to approve the minutes from Regular Meeting on November 10, 2025 as presented. Motion seconded by Deb Lafreniere. One commissioner abstained. Motion passed.

**Resident /Public Comment**

A resident brought up a concern about her neighbor

A resident asked about the curbing around Eldridge.

**Bills and Communications**

Nothing to report at this time.

**Report of the Executive Director**

Jim Simoncelli Jr. stated that Morris Housing Authority unit inspections and the Fire Marshal unit inspection will be conducted at the same time on Monday, Dec 22<sup>nd</sup> starting at 9AM.

Jim Simocnelli Jr. reported that Eldridge will have a new RSC starting in early Jan of 2026.

Jim Simoncelli Jr. briefly talked about the new Housing Bill 8002 and how it affects small towns and how it may affect the MHA.

Jim Simoncelli Jr. gave a update on the 2025 Salvation Army Kettle Drive.

**Unfinished Business**

- a. Critical Needs Grant (Priority Needs)
  - i. Jim Simoncelli Jr. stated that he met with the window manufacturer to address multiple resident concerns regarding the windows.

- ii. Jim Jr. also mentioned that there will be additional scope added to the Priority Needs project. The addition scope will be replacing the curbing (spring of 2026), new walkway lighting (which leads to the community room), and replacement of some missing/broken vinyl.
- b. Community Development Block Grant (CDBG)
  - i. Jim Simoncelli Jr. stated that the project team is looking to go out to bid very soon for the infrastructure for the new development.
- c. MHA Grounds Policy
  - i. Nothing to report at this time.

### **New Business**

Nothing to report at this time

### **Executive Session**

- a. Potential Legal Matters

Motion made by Denise Weik to enter Executive Session. Motion seconded by Sharen Clark. Motion passed. Executive Session entered at 7:23.

Motion made by Denise Weik to exit Executive Session. Motion seconded by Sharen Clark. Motion passed. Executive Session ended at 7:40.

No action taken.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Sharen Clark. Motion passed. The meeting adjourned at 7:41 PM.

Respectfully submitted,

Jim Simoncelli Jr.  
Executive Director  
Morris Housing Authority