

MORRIS HOUSING AUTHORITY
SPECIAL MEETING FEBRUARY 16, 2026
Eldridge Community Room



Called to order at 7:22

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

Commissioners absent: Denise Weik

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

Tenants present: Julie Clifford (unit #8), Dot Deluca (unit #5), Cindy Hazen (unit #2), Regina Seegers (unit #19), John Dibiasi (unit #1)

Reading and Approval of Minutes

Special Meeting – 1-20-26 – Correction to Minutes – Eugene Savickas did not attend meeting on 1/20/26. Motion made by Sharen Clark to approve the minutes from Special Meeting on January 20, 2026 as amended. Motion seconded by Deb Lafreniere. One commissioner abstained. Motion passed.

Resident /Public Comment

A resident commented on the cleanup of the most recent large snowstorm

A resident asked about the status of her storm door.

Bills and Communications

Nothing to report at this time.

Report of the Executive Director

Jim Simoncelli Jr. reported he will be attending the following training on Tuesday, February 24, Hidden Hazards in Housing. This training will focus on biohazard safety and hoarding.

Jim Simoncelli Jr. mentioned that there were two significant plumbing service calls. The first being that there was no heat in the community room during the most recent large snow storm and the second being that one of the hot water heaters in one of the units failed and needed to be replaced.

Jim Simoncelli Jr. mentioned that he has a call scheduled with DOH to start talking about construction funds for the New Development.

Jim Simoncelli Jr. stated that the New RSC will be looking into CHFA HARP funds that can be used for residents programing at Eldridge. If any resident has an idea for a resident program please contact Deb (RSC).

Unfinished Business

- a. Critical Needs Grant (Priority Needs)
 - i. Nothing to report at this time.

- b. Community Development Block Grant (CDBG)

- i. Jim Simoncelli Jr. stated that the bid docs for the East Street Housing Site Infrastructure Project will be posted on the Town website and CT Source (State procurement website) starting February 18, 2026 and the bid opening will be March 18, 2026 at 2pm at the Morris Town Hall.
- c. MHA Grounds Policy
 - i. Nothing to report at this time.

New Business

- a. 2023-2024 Audit Report
 - a. Gwen Burgess and Jim Simoncelli Jr. presented the “Financial Statements and Reports of Independent Certified Public Accountants (audit). For the years ended December 31, 2024 and 2023” which was prepared by Maletta & Company (Certified Public Accountants). After brief discussion Chairman Mark Halloran acknowledged receipt of the Audit for years 2023 and 2024 which stated no audit findings.
- b. Year-End 2025 Financial Report
 - a. Gwen Burgess and Jim Simoncelli Jr. presented the Year-End report for time ending Dec 31, 2025. After brief discussion, motion made by Eugene Savickas to approve the Financial Report for period ending Dec 31, 2025. Motion seconded by Sharen Clark. Motion passed.
- c. CSC Laundry Service
 - a. Jim Simoncelli Jr. stated that there are continuous issues with the current laundry company. Some of these issues are that the machines are frequently not working, the machines are not repaired in a timely manner, the machines will not accept coins because they are too full and not collected promptly, it is very hard to report an issue with the machines, among other issues. Jim Jr. continued by saying that the MHA tenant commissioner created and distributed a survey to the residents of Eldridge asking residents about their thoughts on the current company and all of the responses were negative. Every resident stated that they are unsatisfied with CSC, that the service is unreliable, that there is a lack of communication from CSC when the machines are repaired, and that problems are not taken care of promptly. Jim Jr. laid out multiple options that the Housing Authority has regarding the laundry company. After discussion, motion made by Sharen Clark to start eviction on CSC Service Works. Motion seconded by Debbie Lafreniere. Motion passed.

Executive Session

- a. Legal Matters
 - Motion made by Eugene Savickas to enter Executive Session. Motion seconded by Deb Lafreniere. Motion passed. Executive Session entered at 7:59.
 - Motion made by Deb Lafreniere to exit Executive Session. Motion seconded by Sharen Clark. Motion passed. Executive Session ended at 8:06.

No action taken.

Motion made by Sharen Clark to adjourn meeting. Motion seconded by Deb Lafreniere. Motion passed. The meeting adjourned at 8:07 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority