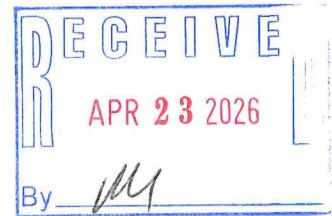


MORRIS HOUSING AUTHORITY
REGULAR MEETING APRIL 13, 2026
Eldridge Community Room



Called to order at 7:00

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

Commissioners absent:

Others present: Executive Director Jim Simoncelli Jr.

Tenants present: Julie Clifford (unit #8), Dot Deluca (unit #5), Hellen Wasti (unit #12),

Reading and Approval of Minutes

Regular Meeting – 3-9-26 – Correction: Date at the top of the minutes should be March 9, 2026. Motion made by Sharen Clark to approve the minutes from Regular Meeting on March 9, 2026 as corrected. Motion seconded by Eugene Savickas. One commissioner abstained. Motion passed.

Resident /Public Comment

A resident thanked everyone for her new storm door.

Bills and Communications

Nothing to report at this time.

Report of the Executive Director

Jim Simoncelli Jr. reported that multiple residents have put up bird houses and performed outdoor tree trimming without the MHA's permission. Jim Jr. stated that he opened an additional bank account in order to receive the CPF (Community Project Funds) grant.

Jim Simoncelli Jr. stated that he attended a Small PHA Roundtable on March 12, 2026. The topics of the roundtable will be the HARP funding through CHFA and Middle Housing funds through DOH.

Jim Simoncelli Jr. stated that there has been a bear issue at the dumpsters. Jim gave suggestions on how to remedy the issue. Jim Jr. will call USA Hauling to replace the current dumpsters with bigger dumpsters that have sliding doors on the side. Due to the bigger size dumpsters, they will only be emptied once every two weeks instead of weekly.

Unfinished Business

- a. Critical Needs Grant (Priority Needs)
 - i. Jim Simoncelli Jr. reported that he will be regrouping with the architect regarding the issues with the windows. Jim Jr. also stated that the Change Orders throughout the project are being approved by CHFA, and once approved the curbing replacement and lighting project can start.
- b. Community Development Block Grant (CDBG)

- i. Jim Simoncelli Jr. stated that the bids for the infrastructure project were opened at the Town Hall on March 18, 2026. Six bids were received and opened. The low bidder was SRC Construction Services. Motion made by Denise Weik to accept the SRC Construction Services' bid for the Morris Housing Authority Infrastructure Project. Motion seconded by Sharen Clark. Motion passed.
- c. MHA Grounds Policy
 - i. Nothing to report at this time.
- a. CSC Laundry Service
 - a. Jim Simoncelli Jr. stated that the MHA had to hire a new attorney in order to process any correspondence with their current laundry company as the MHA's current attorney has a conflict of interest.
- b. New Development Name
 - a. Jim Jr. stated that Litchfield BZ posted an article asking Morris residents to submit ideas for names for the new development. As of this meeting no names have been submitted.

New Business

- a. Extra snow costs for 2025-2026 season
 - a. Jim Simoncelli Jr. reported that the snow contractor for Eldridge has billed them more than \$12,000 over the season price. After much discussion the MHA will make the contractor an offer based on the price per inch of the season contract for the amount of snow over the contractor's season limit.
- b. Lawn Contractor
 - a. Jim Simoncelli Jr. presented bid for the lawn care service for Eldridge for the 2026 season from 4 companies. Motion made by Denise Weik to go with Sunview Landscaping, LLC for the lawn care service for the 2026 season. Motion seconded by Sharen Clark. Motion passed.

Executive Session

- a. Legal Matters
 - Motion made by Denise Weik to enter Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session entered at 8:14.
 - Motion made by Denise Weik to exit Executive Session. Motion seconded by Deb Lafreniere. Motion passed. Executive Session ended at 8:15.

No action taken.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Deb Lafreniere. Motion passed. The meeting adjourned at 8:16 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority