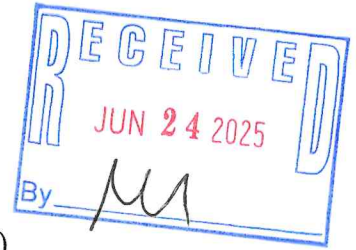


MORRIS HOUSING AUTHORITY
REGULAR MEETING JUNE 15, 2026
Eldridge Community Room



Called to order at 7:00

Commissioners present: Mark Halloran, Sharen Clark, Denise Weik

Commissioners absent: Eugene Savickas, Deb Lafreniere (Tenant Commissioner)

Others present: Executive Director Jim Simoncelli Jr.

Tenants present: Julie Clifford (unit #8), Dot Deluca (unit #5), Hellen Wasti (unit #12), Rose Cook (unit #18), Regina Seegers (unit #19), Carolyn Phillips (unit #17)

Reading and Approval of Minutes

Regular Meeting – 4-13-26 – Motion made by Denise Weik to approve Minutes from Regular Meeting on April 13, 2026. Motion seconded by Sharen Clark. Motion passed.

Resident /Public Comment

A resident asked when the painting of the front of the units will continue.

Bills and Communications

Jim Simoncelli Jr. reported that the Conn Nahro Convention will be held August 23 – August 25 at Mohegan Sun Convention Center. Motion made by Denise Weik to send Executive Director Jim Simoncelli Jr. to the convention and to pay 1/3 of the cost (other 2/3 paid by Litchfield Housing Authority). Motion seconded by Sharen Clark. Motion passed.

Report of the Executive Director

Jim Simoncelli Jr. reported that he held a CONN-Nahro Small PHA Roundtable with the topic of “Leases A-Z”. This was a virtual meeting with about 35 attendees.

Jim Simoncelli Jr. mentioned that he will be organizing the Town of Morris assessor to come to Eldridge to do the Renter Rebate program.

Jim Simoncelli Jr. mentioned that there are two new state requirements for every Housing Authority, The Standardized Rent Summary Form which needs to be filled out every time a lease is renewed after April 1, 2026 and that the Annual Report, submitted every year to DOH, has new more in depth guidelines.

Jim Simoncelli Jr. stated that the MHA maintenance man and he will be doing a walkthrough of Eldridge to check on what painting is needed.

Jim Simoncelli Jr. stated that he will be sending out a survey to all resident of Eldridge asking about clotheslines.

Unfinished Business

- a. Critical Needs Grant (Priority Needs)
 - i. Jim Simoncelli Jr. reported that the curbing throughout Eldridge will be replaced. The project is schedule to start Monday June 22, 2026 but is weather dependent.
- b. Community Development Block Grant (CDBG)
 - i. Jim Simoncelli Jr. presented a draft AIA contract between the Housing Authority and the awarded infrastructure contractor, SRC Construction Services LLC. Motion made by Denise Weik to approve the AIA contract with SRC upon final review/approval of the Town of Morris Attorney. 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 processes any correspondence with their current laundry company as the MHA's current attorney has a conflict of interest. Jim Jr. presented a lease to the Board to have a new laundry company at Eldridge. Motion made by Denise Weik to go with new laundry company, Automatic Laundry, at Eldridge pending shorter renewal term following the first lease term of 10 years. Motion seconded by Sharen Clark. Motion passed.
- b. New Development Name
 - a. Motion made by Denise Weik to call the new development "Morris Meadows". Motion seconded by Sharen Clark. Motion passed.
- c. Extra Snow Cost for 2025-2026 Season
 - a. Jim Simoncelli Jr. stated that a payment agreement has been signed between the MHA and the snow contractor regarding paying them a agreed upon cost for additional snow removal for the 2025-2026 snow season.

New Business

Executive Session

- a. Legal Matters
 - Motion made by Denise Weik to enter Executive Session. Motion seconded by Sharen Clark. Motion passed. Executive Session entered at 7:47.
 - 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 7:58 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority