

MORRIS HOUSING AUTHORITY
REGULAR MEETING SEPTEMBER 14, 2026
Eldridge Community Room



Called to order at 7:00

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

Commissioners absent: Eugene Savickas

Others present: Executive Director Jim Simoncelli Jr.

Tenants present: Julie Clifford (unit #8), Hellen Wasti (unit #12), Rose Cook (unit #18), Regina Seegers (unit #19), Carolyn Phillips (unit #17), Roger Ancil (unit #15), Dot Deluca (unit #5), Ann Raap (unit #7)

Reading and Approval of Minutes

Special Meeting – 8-17-26 – Motion made by Sharen Clark to approve Minutes from Special Meeting on August 17, 2026. Motion seconded by Deb Lafreniere. One commissioner abstained. Motion passed.

Resident /Public Comment

No public comment

Bills and Communications

Jim Simoncelli Jr. stated that the Town of Morris has scheduled a Public Hearing for Tuesday September 15, 2026 for public input on re-programming Program Income from an old CDBG account to the Housing Authority to be used for pre-development cost associated with Morris Meadows.

Report of the Executive Director

Jim Simoncelli Jr. stated that the MHA has received the Fire Stops fire suppression units that are for every apartment at Eldridge. These units will be installed by MHA maintenance and connect to the underside of the range hoods above the stove in each apartment.

Jim Simoncelli Jr. mentioned that he ordered the wrong size clothesline and it will need to be returned prior to a new one being ordered.

Jim Simoncelli Jr. reported that Grela made the MHA aware of a potential leak in the water lines at Eldridge. Jim Jr. asked all residents not to use their water on 9/15/26 from 2:00PM until 3:30PM. This will allow Grela to look at the water gauge to see if there is water leaving the system.

Jim Simoncelli Jr. stated that he is attempting to get multiple plowing prices for the upcoming Winter season.

Unfinished Business

- a. Critical Needs Grant (Priority Needs)
 - i. Jim Simoncelli Jr. reported that the project is complete and that the final payment request to CHFA will be submitted soon.

- b. Morris Meadows Update
 - i. Community Development Block Grant (CDBG)
 - i. Infrastructure
 - 1. The awarded contractor, SRC Construction, will be starting the infrastructure project on Monday, Sept 21, 2026.
 - ii. Community Project Funds (CPF)
 - 1. Jim Jr. reported that the technical correction that the MHA has been waiting for has been approved but are still waiting for the change to be finalized on the MHA's CPF online portal (DRGR).
- c. CSC Laundry Service
 - i. Jim Simoncelli Jr. stated that the MHA is following the legal process of eviction with their current laundry company CSC Service Works.

New Business

Nothing to report at this time.

Executive Session

a. Legal Matters

Motion made by Denise Weik to enter Executive Session. Motion seconded by Sharen Clark. Motion passed. Executive Session was entered at 7:21.

Motion made by Denise Weik to exit Executive Session. Motion seconded by Deb Lafreniere. Motion passed. Executive Session was exited at 7:42.

No action taken.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Sharen Clark. Motion passed. The meeting adjourned at 7:43 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority