MORRIS HOUSING AUTHORITY
SPECIAL MEETING NOVEMBER 2, 2026
Eldridge Community Room

NOV 4 2026
By

Called to order at 7:00

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

Commissioners absent: Sharen Clark

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

Tenants present: Julie Clifford (unit #8), Hellen Wasti (unit #12), Rose Cook (unit #18), Dot Deluca (unit #5)

Reading and Approval of Minutes

Special Meeting – 9-14-26 – Motion made by Denise Weik to approve Minutes from Regular Meeting on September 14, 2026. Motion seconded by Deb Lafreniere. One commissioner abstained. Motion passed.

Resident /Public Comment

A resident thanked Jim Simoncelli Jr. for the basic need's bags distribution which were provided by the Salvation Army.

A resident thanked Jim Simoncelli Jr. for all of the work to get Eldridge the new windows.

A resident stated that she is dealing with drainage issues at her apartment.

Bills and Communications

Nothing to report at this time.

Report of the Executive Director

Jim Simoncelli Jr. distributed to the commissioners the only price MHA received for snow removal for the upcoming 2026-2027 plowing season. The company is Lawn Groomers out of Thomaston. After brief discussion, motion made by Denise Weik to select Lawn Groomers Inc as the snow removal contract for the 2026-2027 plowing season at a cost of 16K. Motion seconded by Deb Lafreniere. Motion passed.

Jim Simoncelli said he attended two meetings. The first was a CONN NAHRO Board meeting in Wallingford. The second was a Small PHA Round Table meeting in Rocky Hill. The topic was "emergency preparedness "which was explaining ways of how to relocate residents in case of emergencies.

Jim Simoncelli Jr. stated that the Salvation Army and Social Services handed out bags of basic needs items to the residents of Elridge and both Litchfield Housing Authority properties Bantam Falls and Wells Run. Bags included toilet paper, paper towels, tissue, hand sanitizer, Zepp cleaner and sponges.

Jim Simoncelli Jr. stated that the new laundry machines arrived today and that he will have a Laundry Meeting with the residents tomorrow, November 3rd at 9am where the new laundry cards will be distributed and residents will learn how to use the new machines.

Jim Simoncelli Jr. mentioned that the Salvation Army and the Litchfield Social Services will be hosting a Holiday Luncheon for residents of Litchfield and Morris. Please call Litchfield Social Services to sign up .

Unfinished Business

a. Critical Needs Grant (Priority Needs)
    i. Jim Simoncelli Jr. reported that the project is complete and that the final payment to the contractor will be made as soon as the final grant amount is received.

b. Morris Meadows Update
    i. Community Development Block Grant (CDBG)
        i. Infrastructure
            1. SRC has stared the infrastructure on the Morris Meadows site.
        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 has following the legal process of eviction with their current laundry company CSC Service Works. On Friday, October 30, 2026 a State Marshal came and removed CSC's laundry equipment and it will be stored for the required time on site.

New Business

a. Rent Increase 2027 – The proposed base rent increase for Eldridge is as follows
    i. Current base rent of $300 will be increased by $20 to $320
    ii. Current base rent of $415 will be increased by $25 to $440
    iii. Current base rent of $640 will be increased by $35 to $675
    iv. Current base rent of $685 will be increased by $40 to $725

Motion made be Denise Weik to approve the Base Rent Increase effective May 1, 2027 as presented. Motion seconded by Eugene Savickas. One commissioner abstained. Motion passed.

b. Management Plan 2027
    i. Jim Simoncelli Jr. and Gwen Burgess from CGT Financial Services presented the 2027 Management Plan (budget). After brief discussion, motion made by Eugene Savickas to approve the 2027 Management Plan as presented. Motion seconded by Denise Weik. Motion passed.
    Gwen Burgess and Jim Simoncelli stated that they suggest moving to PHA web and AvidXchange. These programs will allow for better tenant files, vendor files, bill pay, waiting list management, re-certifications, and much more. Motion made by Denise Weik to approve Gwen Burgess to set up both PHA Web and AvidXchange. Motion seconded by Deb Lafreniere. Motion passed.

Executive Session

a. Legal Matters
    Executive session was not entered.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Sharen Clark. Motion passed. The meeting adjourned at 7:45 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority