

MORRIS HOUSING AUTHORITY
SPECIAL MEETING OCTOBER 27, 2021
Morris Senior Center

Rec'd
Asst. Town Clerk
Susan J. Gerofan
NOV 17 2021
3:54 P.M.

Called to order at 7:09 PM by Mark Halloran

Commissioners present: Mark Halloran, Denise Weik, Jim Lafreniere, Eugene Savickas, and Executive Director Jim Simoncelli Jr.

Commissioners absent:., Susan Herrington

Others present: Jason Geel from Maletta & Company and Gwen Burgess from CGT Financial Services

Tenants present: Dot Deluca (unit #5), Elsie Dotson (unit #18), and Regina Seegers (unit #19)

Reading and Approval of Minutes

Motion made by Jim Lafreniere to accept the minutes from Special Meeting on July 12, 2021 as presented. Motion seconded by Eugene Savickas. One commissioner abstained. Motion passed.

Financial Report

- a. Audit – 2019-2020 (Maletta & Company)
 - a. Jason Geel from Maletta & Company presented that Biennial Audit (2019-2020) of the Morris Housing Authority. The Audit report consists of an Independent Auditor's Report, Management's Discussion & Analysis, Financial Statements (Statement of Net Position, Statement of Revenue, Expenses and Changes in Net Position, and Statement of Cash Flows), Supplementary Information (CHFA HM Forms for the Years Ending 2020 and 2019), and Compliance Reporting. After a lengthy discussion it was noted that on the last page titled Schedule of Audit Findings the report reads "There are no current year audit findings"
- b. MHA State Report (June 30, 2021)
 - a. Gwen Burgess from CGT Financial Services and Jim Simoncelli Jr. presented the State Financial Report for period ending June 30, 2021. The report consisted of Balance Sheet YTD 6/30/21, Budget vs Actual YTD 6/30/21, and State Report YTD 6/30/21. After brief discussion, Motion made by Denise Weik to approve the State Report for period ending 6/30/21. Motion seconded by Eugene Savickas. Motioned passed.

Bills and Communications

- a. Conn-Nahro Convention (Aug 27-29)
 - Jim Simoncelli Jr. explained in detail about the trainings he and his Administrative Assistant attended at the Conn-Nahro Convention, which was held September 27 - 29, 2021 at Mohegan Sun. The trainings that were attended are listed below:

1. Unite CT – this covered the process of acquiring emergency rental assistance for households impacted by the Covid -19 pandemic.
2. Rent Stratification – this training covered how housing authorities can stratify their base rents to different income levels and still increase overall income.
3. The Construction Process – this training covered all aspects of construction after a project gets funded.
4. Workers Compensation – this covered worker's comp coverage that all Housing Authorities should have, and the process when an employer files for worker comp.
5. Board of Commissioners – this covered the roles and responsibilities of the members on the Board of Commissioners
6. Eviction During Covid – this covered how the courts, specifically in CT, have changed during Covid-19. Most hearings and trials are completed remotely. This covered best practices when participating in remote hearings and trials.

Report of the Executive Director

Jim Simoncelli Jr. stated that the Morris Housing Authority received \$2000 in HASIP (Housing Authority Small Improvement Program) Basic Needs Pantry funds. These funds have been used to provide fresh meals to residents at Eldridge along with food boxes and gift cards from Stop and Shop.

Jim Simoncelli Jr. reported that the MHA has one vacancy, unit #3.

Jim Simoncelli Jr. mentioned that while he attended the Conn- Nahro Convention he was asked to be part of the Small Public Housing Authority Committee. This committee provides networking opportunities for small PHA's and will be determining trainings and speakers at their monthly meetings.

Jim Simoncelli Jr. mentioned that with the collaboration with the local Stop and Shop be able to provide a Covid Booster Clinic and Flu Clinic to all residents of the Morris Housing Authority and the Litchfield Housing Authority. The clinic will be held on November 9, 2021 at Bantam Falls. Residents need to sign up and then will be given an appointment time.

Report of Committees

Nothing to report at this time

Unfinished Business

- a. MHA Dwelling Unit Lease – Nothing to report at this time.

New Business

- a. Septic Repair
 - i. Jim Simocnelil Jr. reported that there is a problem with the septic line between the Eldridge community building and the septic tank that services that building. On multiple occasions when the washer machines drain, water backs up and gets all over the floor in the laundry room. American Rooter scoped the line with a camera and noticed a dip in the septic line which is causing the problem. Jim Jr. continued by stating that we will attempt to get grant funding in order to help pay for the repair/replacement.
- b. Insurance Claim – Lightning Strike
 - i. Jim Simoncelli Jr. stated that the property was struck by lightning that damaged many items which included the alarm panel, multiple alarms on the buildings, the camera system, and the time clock for the lights.
- c. Booster / Flue Clinic
 - i. Jim Simoncelli Jr. mentioned that with the collaboration with the local Stop and Shop be able to provide a Covid Booster Clinic and Flu Clinic to all residents of the Morris Housing Authority and the Litchfield Housing Authority. The clinic will be held on November 9, 2021 at Bantam Falls. Residents need to sign up and then will be given an appointment time.

Executive Session

Motion made by Denise Weik to enter Executive Session. Motion seconded by Jim Lafreniere. Motion passed. Executive Session entered at 8:40PM.

Motion made by Denise Weik to exit Executive Session. Motion seconded by Jim Lafreniere. Motion passed. Executive Session ended at 8:55PM.

The following action was taken; Motion made Denise Weik to send a letter from the Morris Housing Authority attorney to the resident in question regarding their occupancy. Motion seconded by Jim Lafreniere. Motion passed.

Motion made by Eugene Savickas to adjourn meeting. Motion seconded by Jim Lafreniere. Motion passed. Meeting adjourned at 8:56 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority