MORRIS HOUSING AUTHORITY

Received 1:36 PM

January 6, 2022

Susan J. Jeanfavre

Assistant Town Clerk

SPECIAL MEETING DECEMBER 20, 2021

Eldridge Community Room

Called to order at 7:02 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: Gwen Burgess from CGT Financial Services

Tenants present: Dot Deluca (unit #5), Phil Sheldon (unit #13), Helen Wasti (unit #12)

**Reading and Approval of Minutes**

Motion made by Denise Weik to accept the minutes from Special Meeting on October 27, 2021 as presented. Motion seconded by Eugene Savickas. Motion passed.

**Financial Report**

1. MHA Management Plan
	1. Gwen Burgess from CGT Financial Services and Jim Simoncelli Jr. presented the Morris Housing Authority Management Plan (Budget) for 2022. After brief discussion and a review of the upcoming expenses, motion made by Mark Halloran to approve the Management Plan for 2022. Motion seconded by Denise Weik. Motioned passed.

**Bills and Communications**

1. 2022 Meeting Schedule – Jim Simoncelli Jr. stated that the Morris Housing Authority will continue to meet on the second Monday of each month and that the 2022 Meeting Schedule will be submitted to the Town of Morris.

**Report of the Executive Director**

Jim Simoncelli Jr. stated that unit #3 was rented as of November 15, 2021 and unit #8 will be rented for January 15, 2022.

Jim Simoncelli Jr. mentioned that there were multiple car break-ins around Thanksgiving at Eldridge. The break-ins happened late at night and the vehicles that were broken into were all unlocked. Jim Jr. reminded everyone to keep their vehicles locked and to remove any valuable or personal items from the vehicle.

Jim Simoncelli Jr. mentioned that the Salvation Army will have a holiday party for everyone at the Litchfield & Morris Housing Authority’s on December 21, 2021 at the Bantam Fire House.

**Report of Committees**

Nothing to report at this time

**Unfinished Business**

1. MHA Dwelling Unit Lease – Nothing to report at this time.
2. Septic Repair – Jim Simoncelli Jr. mentioned that the Town of Morris completed the outside septic repair between the laundry room and the septic tank that services the Community Room. The entire septic pipe was replaced. After this repair the water was still backing up and coming out of the wall drains in the laundry room. MHA maintenance had to expose the drainpipes in the wall behind the washer machines and install a cleanout and snake the line from the cleanout.

**New Business**

1. CHFA Inspection
	1. Jim Simoncelli Jr. reported that the Housing Authority’s CHFA Asset Manager conducted a site inspection of Eldridge. The Site Inspection consisted of a Management Review and a Site Review. The MHA has a number of questions on the report that may effect scoring. Jim Jr. will bring those answers and an updated score to the next Board Meeting.

**Executive Session**

Motion made by Denise Weik to enter Executive Session. Motion seconded by Jim Lafreniere. Motion passed. Executive Session entered at 7:35PM.

Motion made by Denise Weik to exit Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session ended at 7:52PM.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Eugene Savickas. Motion passed. Meeting adjourned at 7:53 PM.

Respectfully submitted,

Jim Simoncelli Jr.

Executive Director

Morris Housing Authority