

MORRIS HOUSING AUTHORITY
SPECIAL MEETING FEBRUARY 24, 2022
Eldridge Community Room

Received
Asst. Town Clerk
Susan J. Gelfand
MAR 03 2022
9:00 A.M.

Called to order at 7:03 PM by Mark Halloran

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

Commissioners absent: Denise Weik, Susan Herrington

Others present:

Tenants present: Dot Deluca (unit #5), Regina Seegers (unit #19)

Reading and Approval of Minutes

Motion made by Jim Lafreniere to accept the minutes from Special Meeting on December 22, 2021 as presented. Motion seconded by Eugene Savickas. Motion passed.

Financial Report

a. MHA Year-End State Report 2021

Jim Simoncelli Jr. distributed the Year End (Dec 31, 2021) Financial Report as prepared by the MHA's accountant Gwen Burgess (unable to attend meeting) of CGT Financial Services. The Financial Report consisted of a Balance Sheet as of 12/31/22, Profit and Loss 1/1/21 – 12/31/21, and a Budget vs. Actuals 1/1/21 – 12/31/21. After a brief discussion motion made by Jim Lafreniere to accept the Year-End State Report for period ending 12/31/21 as presented. Motion seconded by Eugene Savickas. Motion passed.

Bills and Communications

a. Morris Resident Letter – RE: Speeding

Jim Simoncelli Jr. stated that a resident of the Town of Morris submitted a letter to the Housing Authority, all Housing Authority Commissioners, and Board of Selectman. One item mentioned in the letter was the speeding concern on the road that leads to Eldridge. Jim Jr. stated that the entrance road is a Town road, and that the town is looking into speed control options. Jim Jr. stated that he will send a notice around to all Eldridge residents regarding the speeding issues.

Report of the Executive Director

Jim Simoncelli Jr. suggested that when the current lease with CSC Service Works expires that the Morris Housing Authority look for a new company. CSC is the MHA's laundry vendor. Jim Jr. continued by stating that after Mac Gray was bought out by CSC they initiated an admin fee that is deducted off of the gross collection of the laundry money. This admin fee is around 9.5%.

Jim Simoncelli Jr. stated that all units are rented at this time.

Jim Simoncelli Jr. mention that Food Rescue has received a grant to provide Eldridge residents with a fresh meal from Zini's Restaurant in Bantam. With collaboration with the Housing Authority the meals will be delivered on Tuesday, March 1, 2022. Jim Jr. asked all residents if they haven't signed up to receive a meal please do so by Friday, February 28, 2022.

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. CHFA Inspection – Revised Report
 - i. Jim Simoncelli Jr. reported that the Housing Authority's CHFA Asset Manager made changes to the MHA's Inspection after the Board of Commissioners found multiple errors. The Management Review Section had a score change from 91 to 94 and the Site Visit Form had a score change from 94 to 95. Both scores of 94 and 95 are in the Above Average category.

Executive Session

- a. Morris Resident Letter – RE: Harassment
 - Motion made by Eugene Savickas to enter Executive Session. Motion seconded by Jim Lafreniere. Motion passed. Executive Session entered at 7:28PM.

Motion made by Jim Lafreniere to exit Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session ended at 7:45PM.

No action was taken.

Motion made by Jim Lafreniere 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