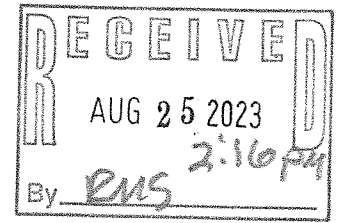


MORRIS HOUSING AUTHORITY  
SPECIAL MEETING AUGUST 25, 2023  
Eldridge Community Room



Called to order at 7:04 PM by Mark Halloran

Commissioners present: Mark Halloran, Denise Weik, Michelle Weik, Eugene Savickas

Commissioners absent: Susan Herrington

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

Tenants present: Dot Deluca (unit #5), Deb Lafreniere (unit #10), Helen Wasti (unit #12), Elsie Dotson (unit #18), Regina Seegers (unit #19)

**Reading and Approval of Minutes**

Regular Meeting – 7-10-23 - Motion made by Denise Weik to approve the minutes from Regular meeting on July 10, 2023 as presented. Motion seconded by Michelle Weik. Motion passed.

**Bills and Communications**

Nothing to report at this time.

**Report of the Executive Director**

Jim Simoncelli Jr. stated that the Conn-Nahro Convention will be held from August 27 through August 30. Motion made by Denise Weik to send MHA staff to the convention and pay 1/3 of the cost sharing the cost with Litchfield Housing Authority. Motion seconded by Eugene Savickas. Motion passed.

Jim Simoncelli Jr. stated that the Renters Rebate program was held in the Eldridge Community Room on July 20, 2023 but if residents didn't make it or need information to be submitted please let him know.

Jim Simoncelli Jr. mentioned that the MHA maintenance man met with the electrical contractor regarding the problem with the outside lights. The contractor will get MHA a price on changing the heads of the lights poles.

Jim Simonelli Jr. mentioned that multiple residents have asked for clotheslines to be installed around the property. Jim Jr. stated that the maintenance man and he will be looking into options for clotheslines.

**Unfinished Business**

- a. MHA Dwelling Unit Lease – Jim Simoncelli Jr. stated that the MHA attorney was able to review the lease and he send a red-line copy back with changes. After those changes are approved, Jim will send out a final draft to all the commissioners.
- b. Critical Needs Grant – Jim Simoncelli Jr. stated that he met with the Architect regarding the windows at Eldridge on August 22 and visited 5 units. The architect put together an initial conditions statement

which was then forwarded to CHFA in hopes of starting the conversation regarding funding to replace them.

- c. Development Engagement Process – Jim Simoncelli Jr. stated that the design team for the new development created amended site plan for the new affordable units. Jim Jr. will update commissioners as this process progresses.
- d. Community Development Block Grant (CDBG)
  - a. Walkthrough
    - i. Jim Simoncelli Jr. stated that the Department of Housing (DOH) requested to do a walkthrough of the plot of land at 103 East St. on August 17. Attendees for the walkthrough included 5 individuals from DOH, Jim Simoncelli Jr (Executive Director), AEPMI (architect), Ken Hrica (civil engineer), Tom Weik (Morris 1<sup>st</sup> Selectman), Kyle Rosenbeck (Morris highway foreman), Jocelyn Ayer and Lindsay Larson (Center for Housing Opportunities).

### **New Business**

- a. State Report – 6/30/23
  - i. Gwen Burgess from CGT Financial Services and Jim Simoncelli Jr. presented the following reports as part of the State Financial Report for period ending 6/30/23: Interim Statement of Operations, Budget vs. Actuals, Profit and Loss, and a Balance Sheet. All reports are period ending 6/30/23. After brief discussion motion made by Denise Weik to approve the State Financial Report for period ending 6/30/23 as presented. Motion seconded by Eugene Savickas. Motion passed.

### **Executive Session**

Motion made by Denise Weik to enter Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session was entered at 7:52PM.

Motion made by Denise Weik to exit Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session ended at 8:08PM.  
No action was taken.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Eugene Savickas. Motion passed.  
Meeting adjourned at 8:09 PM.

Respectfully submitted,

Jim Simoncelli Jr.  
Executive Director  
Morris Housing Authority