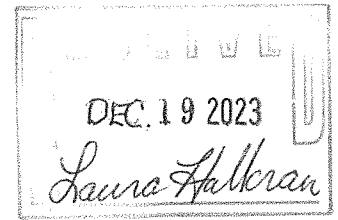


MORRIS HOUSING AUTHORITY  
SPECIAL MEETING DECEMBER 13, 2023  
Eldridge Community Room



Called to order at 7:05 PM by Mark Halloran

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

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

Tenants present: Cindy Hazen (unit #2), Dot Deluca (unit #5), Julie Clifford (unit #8), Deb Lafreniere (unit #9), Helen Wasti (unit #12), Elsie Dotson (unit #18)

**Reading and Approval of Minutes**

Special Meeting – 8-25-23 - Motion made by Denise Weik to approve the minutes from Special Meeting on August 25, 2023 as presented. Motion seconded by Eugene Savikas. Motion passed.

Special Meeting – 10-3-23 – Motion made by Denise Weik to approve the minutes from Special Meeting on October 3, 2023 as presented. Motion seconded by Michelle Weik. One commissioner abstained. Motion passed.

**Bills and Communications**

- a. 2024 MHA Meeting Calendar – Jim Simoncelli Jr. distributed the 2024 MHA Meeting Calendar. Motion made by Denise Weik to approve the 2024 MHA Meeting Calendar. Motion seconded by Eugene Savikas. Motion Passed.

**Report of the Executive Director**

Jim Simoncelli Jr. stated that the Morris Housing Authority unit inspections will be on December 22, 2023. Jim Jr. and one of the MHA maintenance staff will do the inspections. All residents will be notified on Friday December 15, 2023.

Jim Simoncelli Jr. stated that the Salvation Army will be hosting a holiday party for all of the resident on December 21, 2023 at 11AM in the Eldridge Community Room.

**Unfinished Business**

- a. MHA Dwelling Unit Lease – Jim Simoncelli Jr. distributed the final draft of the MHA Lease. Motion made by Michelle Weik to approve the Final Draft of the lease and to distribute to all residents in draft form. Motion seconded by Eugene Savikas. Motion passed. Jim Jr. stated that the draft lease will be distributed to all residents and a resident meeting will be set up to address any questions/concerns they may have regarding the lease before it becomes a permanent document.

- b. Critical Needs Grant – Jim Simoncelli Jr. stated that he has gathered most of the information for the application. The new scope of work includes all new windows, new kitchen and bathroom vents and a solution to fix a rear egress issue at one of the units.
- c. Development Engagement Process – Jim Simoncelli Jr. stated that the proposed project has received Inland/Wetland approval and has applied to Planning and Zoning. The Planning and Zoning Public Hearing for the project will be Wednesday, December 20, 2023. Jim Jr. stated that he and Jocelyn Ayer from the Center for Housing Opportunities presented the project at an Eldridge meeting for all Eldridge residents on December 11, 2023 in the Eldridge Community Room. At the resident meeting, residents had an opportunity to ask questions/concerns they may have on the project.
- d. Community Development Block Grant (CDBG)
  - a. Jim Simoncelli Jr. stated that the MHA is waiting on official word on the 2023 CDBG award.

### **New Business**

- a. Tenant Selection Policy
  - a. Jim Simoncelli Jr. distributed the following documents relating to tenant selection; Affirmative Fair Housing Marketing Plan (Form AA-5), Fair Housing Policy Statement, Certification to Affirmatively Further Fair Housing, ADA Notice, and Tenant Selection Methodology. After brief discussion, motion made by Denise Weik to approve the following documents related to the Tenant Selection Policy, Affirmative Fair Housing Marketing Plan (Form AA-5), Fair Housing Policy Statement, Certification to Affirmatively Further Fair Housing, ADA Notice, and Tenant Selection Methodology as presented. Motion seconded by Eugene Savikas. Motion passed.
- b. 2024 Management Plan
  - i. Gwen Burgess from CGT Financial Services and Jim Simoncelli Jr. presented the Morris Housing Authority Management Plan (budget) for 2024. After a brief discussion, motion made by Denise Weik to approve the 2024 Management Plan. Motion seconded by Michelle Weik. Motion passed.

### **Executive Session**

Motion made by Denise Weik to enter Executive Session. Motion seconded by Michelle Weik. Motion passed. Executive Session was entered at 8:28PM.

Motion made by Denise Weik to exit Executive Session. Motion seconded by Eugene Savickas. Motion passed. Executive Session ended at 8:43PM.  
No action was taken.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Michelle Weik. Motion passed.  
Meeting adjourned at 8:44 PM.

Respectfully submitted,

Jim Simoncelli Jr.  
Executive Director  
Morris Housing Authority