

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

January 11, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William Street, Middletown, Connecticut on Monday, January 11, 2016.

Chairman Noglow called the meeting to order at 5:15 p.m. and called the roll.

PRESENT: Evan Noglow ,Chairman ;Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: ;Izzy Greenberg, Commissioner, Senova Stone, Commissioner; (excused absences)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion from Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to approve the minutes of the December 14, 2015 meeting.

APPROVAL OF BILLS: On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported that A/R shows a decrease of \$344.98 for Conn 9-2, an increase of \$438.51 for Conn 9-3, a decrease of 4977.17 for Conn 9-4, a decrease of \$15.94 for Conn 9-5, and increases of \$4164.22 for MR and \$25.00 for E101. This is overall a very good month, given the time of year.

LEGAL ACTION: Attorney Boccalatte stated his 12/30/15 report reflects a relatively slow period as does the collection report, as anticipated during a holiday season.

FINANCIAL: Mr. Guzzi presented a power point presentation outlining the components of the budget for each program.

The CT State Family Management Plan includes a proposed base rent increase for all bedroom sizes that would be effective April 1, 2016. Residents were notified by mail of these proposed increases and of their opportunity to respond/comment in writing, verbally or by attending the December 10, 2015 meeting. One person attended the public session and submitted a written comment . (see attached tenant comment)

RESOLUTION 2016-1

BE IT RESOLVED BY THE Board of Commissioners of the Housing Authority of the City of Middletown that the Connecticut State Family Management Plan for the fiscal year ending March 31, 2017 which includes a base rent increase of \$22 for 1 bedroom apartment, \$30 for 2 bedroom apartment and \$40 for three bedroom apartment as well as a 1 per cent (1%) increase in the rental calculation. This resolution shall be adopted as submitted.

On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to adopt Resolution 2015-1 (MR Management Plan) and waive reading of same.

The State Elderly (E 101) includes a proposed rent increase for all bedroom sizes that would be effective April 1, 2016. Residents were notified by mail of these proposed increases and of their opportunity to respond in writing, verbally by attending the December 21, 2015 meeting. No one attended the public session nor were any written or verbal comments received on this subject

Resolution 2016-2

BE IT RESOLVED BY THE Board of Commissioners of the Housing Authority of the City of Middletown that the Connecticut State Elderly Management Plan for the fiscal year ending March 31, 2017 which includes a \$50 increase in Base Rent be adopted as submitted.

On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to adopt Resolution 2016-2 (E 101 Management Plan) and waive reading of the same.

Resolution 2016-3

On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to adopt Resolution 2016-3 (Federal Budget-LIHP) and waive reading of same. (see attached Resolution)

Please note on the agenda it was inadvertently transposed, so that the Resolution # did not agree with the appropriate complex name.

SECTION 8: 866 Section 8 units were under lease as of 1/06/15. Mr. Vasiliou reported that we are incorporating a new model beginning February where monthly briefings will be held, which will allow for a release of 15-20 vouchers per briefing.

PERSONNEL: None

MAINTENANCE: 183 work orders were completed in December. Vacant unit prep in process at all complexes.

MODERNIZATION: TS: Roof work has begun on building #5; awaiting close out documents on boiler room; 5 submission from architects were received and reviewed for Marino Manor work; For MR still awaiting close out documents; work on 2 buildings on Daddario is progressing slowly and duct work on Sunset Ridge is completed. REAC inspection scheduled for March 31, 2016.

OLD BUSINESS: None

NEW BUSINESS: Sec. Vasiliou presented the Annual Plan, which outlines MHA goals/objectives.

A public hearing on the Annual Plan was held December 14, 2015 as advertised. No one from the public attended and there were no written comments received. Advisory Board comments were addressed and are available for review as part of the plan.

Resolution 2016-4

On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to adopt Resolution 2016-4 (Federal Annual Plan) and waive reading of the same. (See attached Resolution)

Secretary Vasiliou also presented a thank you card written by the recipient of last year's Angelo Aresco Scholarship.

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to adjourn the Monthly meeting at 6:19 p.m.

William Vasiliou
Secretary