

**DRAFT MINUTES**  
**REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**HOUSING AUTHORITY OF THE CITY OF MIDDLETOWN**

**January 12, 2026 – 5:00 PM**

**1. Call to Order and Roll Call**

Chairperson Larry Riley called the meeting to order at 5:01 PM. A quorum was established.

Present In Person:

- Larry Riley, Chairperson
- Ben Bare, Executive Director
- Vanessa D’Alessandro-Hartline, Deputy Director
- Alex Cohen, Project Manager

Present Virtually:

- Erinn Smolowitz, Commissioner
- Regina Regnier, Commissioner
- Brian Gartner, Commissioner
- Sara Mooney, Legal Counsel

**2. Consideration of Minutes of December 8, 2025**

Motion by Erinn Smolowitz; second by Larry Riley. Unanimous approval.

**3. Report of the Chairperson**

Chairperson Riley wished all attendees a Happy New Year and expressed optimism for 2026. He noted significant progress made in the past year and shared positive feedback he continues to hear in the community regarding the Authority’s leadership and operational improvements.

#### **4. Report of the Executive Director**

Executive Director Bare provided several updates:

- Sbona Tower Repointing Project – The repointing is fully complete. Remaining funds are being used for additional related improvements including roofing and screen replacement.
- HUD CMR Closure – HUD formally closed the Compliance Management Review; the Authority received confirmation in writing.
- Cooperation Agreement – Final agreement submitted to the City for approval. Board review will follow City action.
- State Moderate Housing Recertifications – Notices have been issued to potentially over-income households. Meetings are scheduled to determine individual impacts and whether CHFA waivers or phased approaches may be needed.
- 2026 Initiatives – Updated employee handbook, IT upgrades, MTW implementation, and major capital projects including Sbona Tower switch-gear room and large-scale paving/grading improvements in state moderate housing developments.

#### **5. Summary of Staff Reports**

- HCV recertification rates continue to rise and occupancy remains strong.
- Potential federal funding interruption due to a possible January 31 government shutdown may impact Housing Choice Voucher payments. LIPH programs remain secure for several months.
- Staff are preparing contingency plans for payment continuity should a shutdown occur.

#### **6. Public Comment**

No public comments were received.

#### **7. Old Business**

There was no old business brought forward.

#### **8. New Business**

Motion by Regina Regnier to consider all resolutions in one vote; second by Erinn Smolowitz. Unanimous approval.

The Board approved the following resolutions unanimously:

- Resolution 2026-1 – Approval of the Annual Plan.
- Resolution 2026-2 – Approval of the MTW Annual Plan.
- Resolution 2026-3 – Approval of No Change to State Moderate and Elderly Base Rents.

## **9. Adjournment**

Motion by Larry Riley to adjourn. Unanimous approval. The meeting was adjourned.