

Draft Minutes – Regular Meeting of the Board of Commissioners

Housing Authority of the City of Middletown

February 9, 2026 – 5:00 PM

40 Broad Street, Middletown, CT 06457 and via Remote Access

1. Call to Order and Roll Call

The meeting was called to order by Chair Larry Riley at 5:02 PM. A quorum was established.

- In-Person Attendance:
- Larry Riley – Chair
- Ben Bare – Executive Director
- Vanessa D’Alessandro-Hartline – Deputy Director
- Christine Juraska – CFO
- Alex Cohen – Project Manager
- Virtual Attendance:
- Erinn Smolowitz – Commissioner
- Regina Regnier – Commissioner
- Brian Gartner – Commissioner
- Sara Mooney – Legal Counsel

2. Approval of Minutes

Motion by Erinn Smolowitz; second by Brian Gartner. Approved unanimously.

3. Report of the Chairperson

Chair Riley offered brief remarks encouraging safety during the cold weather.

4. Report of the Executive Director

Executive Director Ben Bare provided updates including: successful remote-work test; completion of culture work; progress on the cooperation agreement with the City; hiring updates; MTW Supplement changes; receipt of HUD CMR closure letter; tenant commissioner vacancy process; customer service initiatives; voucher issuance challenges; and future development planning.

5. Summary of Staff Reports

CFO Christine Juraska presented the FY2026 budget, including LIPH and HCV program projections, funding levels, and notable budget changes. No questions were raised.

6. Public Comment

No public comments were offered.

7. Old Business

No items were brought forward.

8. New Business

Regina Regnier motioned to consider all five resolutions in one vote; second by Erinn Smolowitz; unanimously approved.

Regina Regnier motioned to consider amended resolutions for the employee handbook and city cooperation agreement; second by Erinn Smolowitz; unanimously approved.

All five resolutions were approved unanimously: 2026-4, 2026-5, 2026-6, 2026-7, and 2026-8.

9. Adjournment

Motion by Erinn Smolowitz; second by Regina Regnier; unanimously approved. The meeting adjourned at approximately 6:01 PM.