

REGULAR MEETING OF THE HOUSING AUTHORITY

OF THE CITY OF MIDDLETOWN

January 14, 2019

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Conference Room, 40 Broad Street, Middletown, Connecticut on Monday, January 14, 2019.

Vice Chairman Santacroce called the meeting to order at 5:10 p.m. and called the roll.

PRESENT: Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner; Larry Riley, Commissioner,

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Christine Juraska, Financial Manager and Compliance Officer, John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Chairman Evan Noglow, Commissioner Senova Stone (excused absences)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion from Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to approve the minutes of the December 10, 2018 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported that December 31, 2018 A/R report shows a increase of \$645.37 for Conn 9-2, a decrease of \$228.79 for Conn 9-3, a decrease of \$255.58 for Conn 9-4, a decrease of \$59.00 for Conn 9-5, a decrease of \$1941.23 for MR and a decrease of \$88.75 for E101. It was noted that numbers reflect two cases of unreported income. Total receivables were good for the month of Dec.

LEGAL ACTION: Attorney Boccalatte stated his 12/31/18 report shows a very slow month with no new court cases opened.

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

program: Federal, State Moderate Rental, State Elderly and Section 8.

Resolution 2019-1

On motion by Commissioner Cacciola, seconded by Commissioner Riley; it was unanimously voted to adopt Resolution 2019-1 (Federal Budget-LIHP) as submitted and waive reading of same. (see attached Resolution)

The CT State Family Management Plan includes a proposed base rent increase of \$20.00 for all bedroom sizes that would be effective April 1, 2019. Residents were notified by mail of these proposed increases and of their opportunity to respond/comment in writing, verbally or by attending the December 6, 2018 meeting. No one attended the meeting nor were any written or verbal comments received.

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RESOLUTION 2019-2

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, 2020 which includes a base rent increase of \$20 for each 1 bedroom, 2 bedroom and 3 bedroom apartment, shall be adopted as submitted.

On motion by Commissioner Riley, seconded by Commissioner Cacciola; it was unanimously voted to adopt Resolution 2019-2 (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, 2019. Residents were notified by mail of these proposed increases and of their opportunity to respond in writing or verbally by attending the December 6, 2018 meeting. No one attended the public session nor were any written or verbal comments received on this subject

Resolution 2019-3

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, 2020 which includes a \$20 increase in Base Rent be adopted as submitted.

On motion by Commissioner Cacciola, seconded by Commissioner Riley , it was unanimously

voted to adopt Resolution 2019-3 (E 101 Management Plan) and waive reading of the same.

SECTION 8: 802 Section 8 units are in place as of 1/10/19 and \$806.81 is the average per unit cost.

PERSONNEL: Mr. Vasiliou welcomed Christine Juraska, the new Financial Manager and Compliance Coordinator, and thanked Tom Guzzi for his hard work through the years.

MAINTENANCE: work orders were completed in December.

MODERNIZATION: Traverse Electrical Switchgear: Awaiting Eversource to set poles at street and pull wires to new transformer; Estimated arrival end of Feb. '19. Sbona Greenhouse Design –apt. balconies interiors are complete. Awaiting window delivery and metal roof installation. 2nd floor hallway expected to begin end of Jan. Sbona Roof – warranty material arrived and awaiting installation. Sbona Elevators – Modernization proposals from Thyssen Krupp received and under review. Estimated cost is 400k. Multi Use Trail – No further response from Public Works regarding inquiry in October.

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 January 9, 2019 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 2019-4

On motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to adopt Resolution 2019-4 (Annual Plan) and waive reading of the same. (See attached Resolution)

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Commissioner Riley; it was unanimously voted to adjourn the Monthly meeting at 6:14 p.m.

William Vasiliou
Secretary