

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

January 9, 2023

The Regular Meeting of the Housing Authority of the City of Middletown was held in the conference room at 40 Broad St., and via Zoom on Monday, January 9, 2023.

Chairman Noglow called the meeting to order at 5:04 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Phil Cacciola; Al Santostefano, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; John Rumberger, Asst. Executive Director; Jason Lewellyn, Esq.; Linda Guarino, Section 8 Manager

ABSENT: Senova Stone, Commissioner; Larry Riley, Commissioner (excused absences)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Commissioner Santostefano, it was unanimously voted to approve the minutes of the December 12, 2022 meeting.

APPROVAL OF BILLS: On motion by Commissioner Cacciola, seconded by Commissioner Santostefano, it was unanimously voted to approve the bills. An additional bill for City of Middletown Water and Sewer was also approved.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the December 2022 A/R which shows an increase of \$983.47 for CONN 9-2, an increase of \$2,717.07 for Conn 9-3, a decrease of \$714.00 for Conn 9-4, an increase of \$75.39 for CONN-5, a decrease of \$4,947.63 for State Family, and an increase of 2,045.00 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on the Legal Report of 12/31/22. In December, 3 new Summary Process actions were filed with the court, and 3 cases were closed. \$6.49 was received in collections.

FINANCIAL: Mr. Vasiliou presented the LIPH F(Federal) budget and the Management Plans for Moderate Rental and E101 (Marino Manor) highlighting the components for the Federal program.

Resolution 2023-2
(see attached Resolution)

The CT State Family and E101 Management Plan includes a proposed base rent increase for all bedroom sizes that would be effective April 1, 2023. Residents were notified by mail of these proposed increases and of their opportunity to respond/comment in writing, verbally or by attending the December 12, 2022 meeting. No one attended the meeting nor were any written or verbal comments received.

RESOLUTION 2022-3

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, 2023, which includes a base rent increase of \$30 for each 1 bedroom, \$ 40 for each 2 bedroom and \$50 for each 3 bedroom apartment, be adopted as submitted.

RESOLUTION 2022-4

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, 2023, which includes a \$40 increase in Base Rent for each small 1 bedroom and large 1 bedroom, be adopted as submitted.

On motion by Commissioner Cacciola, seconded by Commissioner Santostefano; it was unanimously voted to adopt Resolution 2023-2 (LIPH Budget), Resolution 2023-3 (MR Management Plan) and Resolution 2023-4 (E101 Management Plan) and waive reading of same.

SECTION 8: Ms. Guarino reported that there are 819 units in place, and the average HAP payment is \$828.01. The department continues to lease vouchers with port ins and project- based vouchers.

PERSONNEL: Mr. Vasiliou informed the Commission that Ms. Juraska has resigned from Financial Manager. Mr. Vasiliou recognized her for doing an excellent job in her 4 year tenure, and wished her continued success in the future. He also informed the Commission that an offer has been made for her replacement and is awaiting an acceptance.

MAINTENANCE: 198 work orders were completed in November. A HUD REAC inspection was conducted on Dec. 20 and 21. A score of 36/40 was received which designates us as a "High Performer". Mr. Rumberger praised the maintenance staff for their hard work ensuring our properties are in great shape.

MODERNIZATION: Monarca Place HVAC/Generator: Switchgear equipment arrival spring '23. General delivery TBD. Marino Manor Expansion: Rear Building framed and roof sheathing complete. Ice & water are next. Front building framing underway, roof truss/sheathing mid- January weather permitting. Sbona Tower Façade/Masonry RFQ: Coordinating site survey/existing conditions schedule. Maplewood Terrace Paving: Pre-Bid walk-through January 5, bids due January 26. Main Street A/E RFQ: 8 A/E RFQ responses under review. Two Grant Consulting services proposals received and under review. Phase 1 completed by Cummings Envirotech Inc; Phase 2 underway.

SPECIAL REPORTS: None

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 on January 12, 2022 as advertised. No one from the public attended and there were no written comments received. Resident Advisory Board comments were addressed and are available for review as part of the plan.

Resolution 2023-1

On motion by Commissioner Cacciola, seconded by Commissioner Santostefano, it was unanimously voted to adopt Resolution 2023-1 (Annual Plan) and waive reading of the same. (See attached Resolution)

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Chairman Noglow, seconded by Commissioner Santostefano; it was unanimously voted to adjourn the meeting 5:34 pm.

William Vasiliou
Secretary