

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

January 11, 2021

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 11, 2020.

Chairman Noglow called the meeting to order at 5:03 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Larry Riley, Commissioner; Senovia Stone, Commissioner.

ALSO PRESENT: William Vasiliou, Secretary; John Rumberger, Asst Executive Director; Christine Juraska, Financial Manager; Jason Lewellyn, Esq.

ABSENT: Phil Cacciola, Commissioner

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Riley, seconded by Vice Chairman Santacroce, it was unanimously voted to approve the minutes of the December 14, 2020 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 12/30/20 A/R which shows an increase of \$1640.41 for CONN 9-2, an increase of \$1909.43 for Conn 9-3, an increase of \$5221.66 for Conn 9-4, a decrease of \$23.13 for Conn 9-5, a decrease \$681.32 for State Family, and an increase of \$794.60 for E-101. Housing staff continues to reach out to individual residents regarding their balances.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 12/31/20. The moratorium on evictions has been extended until February 9, 2021. There were 2 serious non-payment of rent Notice to Quits initiated this month.

FINANCIAL: Ms. Juraska reported that the fiscal year audit is complete and awaiting final copy.

SECTION 8: There are 803 Section 8 units in place for the current month. The average HAP payment is \$800.41.

PERSONNEL: No report

MAINTENANCE: 144 work orders were completed in November.

MODERNIZATION: Sbona Main Roof- Roof is complete. Firestone warranty received and under review by Capital Studio and HB Fishman for acceptance. Still awaiting other final closeout documents. Sbona Elevator – The 2-story hydraulic approved by State Inspector. Main tower underway. First car completion anticipated by end of Feb. 2021.

Modernization Continued:

Maplewood and Traverse A/E RFQ: Silver/Petricelli conducted site visit to MT; CW Architects working on preliminary drawing for Traverse entry doors. Main Office Entry System: Advanced Video to begin wiring portion week of 1/11/21. Completed mock of system at their shop and ready to install. Monarca Place Emergency Generator: Guiffrida Engineering analysis received. Larger HVAC scope under consideration. Sbona Tower Lobby Renovation: Drawing and finishes under review by MHA. Project bid date late Jan/early Feb.

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 11, 2021 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 2021-1

On motion by Vice Chairman Santacroce, seconded by Commissioner Stone, it was unanimously voted to adopt Resolution 2021-1 (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 Commissioner Riley, seconded by Vice Chairman Santacroce; it was unanimously voted to adjourn the meeting at 5:24pm.

William Vasiliou
Secretary