

REGULAR MEETING OF THE HOUSING AUTHORITY  
OF THE CITY OF MIDDLETOWN

February 8, 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, February 8, 2021.

Chairman Noglow called the meeting to order at 5:00 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Phil Cacciola, Commissioner; Larry Riley, Commissioner; Senovia Stone, Commissioner.

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

ABSENT: Sebastian Santacroce, Vice Chairman

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Riley, seconded by Commissioner Stone, it was unanimously voted to approve the minutes of the January 11, 2021 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 1/31/21 A/R which shows a decrease of \$586.91 for CONN 9-2, a decrease of \$5142.16 for Conn 9-3, a decrease of \$4869.05 for Conn 9-4, no change for Conn 9-5, a decrease \$11,432.67 for State Family, and a decrease of \$174.00 for E-101. Housing staff continues to reach out to individual residents regarding their account balances.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 1/31/21. There are two pending cases. The moratorium on evictions has been extended until February 9, 2021.

FINANCIAL: Ms. Juraska presented the LIPH F(Federal), MR and E101 (State) budgets, highlighting the components for each program. She also reported on the proposed write-offs for each.

Resolution 2021-2

On motion by Commissioner Cacciola, seconded by Commissioner Stone; it was unanimously voted to adopt Resolution 2021-42(Federal Budget-LIHP) as submitted and waive reading of same. (see attached Resolution)

Ms. Juraska submitted the list of write -off's for State Family (MR). On motion by Commissioner Riley, seconded by Commissioner Stone, it was unanimously voted to adopt Resolution 2021-3, and waive reading of the same.

**RESOLUTION 2021-3**

WHEREAS, the Housing Authority of the City of Middletown has unsuccessfully tried to collect the following Moderate Rental (MR11, MR-11A & MR 47) vacated accounts and;

WHEREAS, the Housing Authority has deemed these accounts to be uncollectible;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the following vacated accounts totaling \$16,482.78 be written off:

<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Address</u>
Dory Welch	26 Cubeta Rd.	\$255.85	No Forward
Christina Tirado	57 Cubeta Rd.	\$3968.60	No Forward
Teri Bell	17 Daddario Rd.	\$1745.86	No Forward
Terry-Ann Lawrence	82 Daddario Rd.	\$745.75	No Forward
Fatiha Sebbar	34 Kieft Rd.	\$375.11	No Forward
Maryann Johnson	450 Long Lane.	\$818.70	No Forward
Diane Moreau-Elmer	52 Santangelo Cir.	\$350.02	Out of State
Yamin Barnes	93 Santangelo Cir.	\$5297.42	Evict / No Fwd
Taquanis Sessoms	34 Schaefer Rd.	\$3719.57	Evict / No Fwd
Maria Villafane	50 Schaefer Rd.	\$812.16	Out of State
Jasmine Durham	334 Wadsworth St.	\$2418.51	No Forward
<b>Grand Total</b>		<b>\$16482.78</b>	

Ms. Juraska submitted the list of write -off's for State Elderly (E-101)). On motion by Commissioner Riley, seconded by Commissioner Stone, it was unanimously voted to adopt Resolution 2021-4, and waive reading of the same.

**RESOLUTION 2021-4**

WHEREAS, the Housing Authority of the City of Middletown has unsuccessfully tried to collect the following State Elderly (E101) vacated accounts and;

WHEREAS, the Housing Authority has deemed these accounts to be uncollectible;

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the following vacated accounts totaling \$100.20 be written of

<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Address</u>
Robert Nadonly	1361 Randolph Rd. # 28	\$100.20	Deceased

Ms. Juraska submitted the list of write offs for the Federal complexes. On motion by Commissioner Cacciola, seconded by Commissioner Stone, it was unanimously voted to approve the Federal write offs as submitted.

SECTION 8: There are 802 Section 8 units in place for the current month. The average HAP payment is \$795.21. The Section 8 department is planning outreach to place more units in the community.

PERSONNEL: No report

MAINTENANCE: 96 work orders were completed in November.

MODERNIZATION: Sbona Main Roof- Roof is complete. Awaiting original certified payrolls. Sbona Elevator – The 2-story hydraulic is complete. Main tower Car 1 completion still on track for end of Feb. Maplewood and Traverse A/E RFQ: MT Windows and Doors drawing specs under final review. Bid date anticipated for March. CW Architects working on preliminary drawing for Traverse Entry Doors. Main Office Entry System: System is installed and ready for use. Awaiting additional signage by Youngs Printing. HUD Labor Relations Remote Monitoring: Elevator job chosen for compliance review on proper wage decision and certified payrolls. Report due Feb. 25, 2021. Sbona Tower Lobby Renovation: Bids due Feb 25, 2021. Invitation to bid advertised and on DAS website.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: Sec. Vasiliou complimented staff on their overall response during Covid and acknowledged the hard work put forth during these very difficult times

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Commissioner Stone; it was unanimously voted to adjourn the meeting at 5:24pm.

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William Vasiliou  
Secretary