

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

February 13, 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, February 13, 2023.

Chairman Noglow called the meeting to order at 5:05 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Phil Cacciola; Larry Riley, Commissioner Al Santostefano, Commissioner (late arrival)

ALSO PRESENT: William Vasiliou, Secretary; John Rumberger, Asst. Executive Director; Jason Lewellyn, Esq.; Marie Webster, Finance and Compliance Manager

ABSENT: Senova Stone, Commissioner (excused absence)

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: Due to abstentions, the minutes of the January 2023 meeting were tabled to the March meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the January 2023 A/R which shows an increase of \$1,059.13 for CONN 9-2, an increase of \$2,355.66 for Conn 9-3, an increase of \$40.73 for Conn 9-4, a decrease of \$379.00 for CONN-5, a decrease of \$7,234.04 for State Family, and a decrease of 1,780.00 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on the Legal Report of 1/31/2. In January, 3 new Summary Process actions were filed with the court, and 3 stipulated agreements were entered.

FINANCIAL: Mr. Vasiliou introduced and welcomed Marie Webster as the Finance Manager, to the organization. Ms. Webster reported that she has been training with Ms. Juraska and is currently working on closing out year-end.

SECTION 8: Mr. Vasiliou reported that there are 817 units in place, and the average HAP payment is \$845.03. Sixty project-based units have been processed and are currently being inspected.

PERSONNEL: None

MAINTENANCE: 139 work orders were completed in January.

MODERNIZATION: Monarca Place HVAC/Generator: Switchgear equipment arrival spring '23. General delivery TBD. Marino Manor Expansion: Windows installed, plumbing rough ins and sprinkler pipe installation underway. Sbona Tower Façade/Masonry RFQ: Coordinating site survey/existing conditions schedule. Maplewood Terrace Paving: 4 bids received. Bid results are posted on website. Apparent low bidder is Empire Paving. Architect to review bids and recommend award one review process is complete. Main Street A/E RFQ: A/E RFQ & Grant Consulting services still under review. Environmental work complete. Awaiting Phase 2 core sampling results.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

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 meeting 5:23 pm.

William Vasiliou
Secretary