

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

April 12, 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, April 12, 2021.

Chairman Noglow called the meeting to order at 5:08 p.m. and called the roll.

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

ALSO PRESENT: William Vasiliou, Secretary; John Rumberger, Asst. Executive Director; Christine Juraska, Finance 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 March 15, 2021 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 3/31/21 A/R which shows an increase of \$1759.39 for CONN 9-2, a decrease of \$7055.76 for Conn 9-3, a decrease of \$1,624.31 for Conn 9-4, an increase of \$3.94 for Conn 9-5, a decrease \$4108.54 for State Family, and a decrease of \$72.00 for E-101. Housing staff continues to reach out to individual residents regarding their account balances, as receivables continues to b problem.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 3/31/21. There was one Federal case initiated. Collections was \$175.00.

FINANCIAL: Ms. Juraska reported that work has begun on end of year items.

SECTION 8: Mr. Vasiliou reported that there are 797 units in place. An advertisement for 50 Project Based Vouchers was placed. Three landlords have replied. The department hopes to have these additional units in place by July.

PERSONNEL: None

MAINTENANCE: 107 work orders were completed in March.

MODERNIZATION: Sbona Main Roof- Original certified payrolls arrives. Awaiting architect certificate of completions. Sbona Elevator –Car 2 progressing. Completion target date to be updated at April 15 meeting. Maplewood and Traverse A/E RFQ: Walkthrough was on 3/30. Bids due April 16 and there will be a Zoom bid opening. CW Architects working on final drawings for Traverse entry doors. Main Office Entry System: Intercom system is installed and in use; new exterior signs have been installed and new accessible door is ready for use.

Sbona Tower Lobby Renovation: Contract signed with MA & M. Pre construction meeting is 4/9/21.
Marino Manor Additional Units: 3 firms short listed. Design and Construction estimates due 4/16/21.

SPECIAL REPORTS: None

OLD BUSINESS: Mr. Vasiliou informed the Commission that a letter of interest has been sent to the Moving To Work Representative. A request has been sent to Congresswoman Rosa DeLauro for consideration of the grant to be used for Marino Manor expansion project.

NEW BUSINESS: None

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Vice Chairman Santacrose seconded by Commissioner Riley ; it was unanimously voted to adjourn the meeting at 5:38pm.

William Vasiliou
Secretary