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, May 9, 2022.

Chairman Noglow called the meeting to order at 5:06 p.m. and called the roll.

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

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

ABSENT: None

PUBLIC SESSION: Mr. Keith Mahler from Outdoor Facilities, LLC, Waterbury, CT. addressed the Board about a proposal for land use at Long River Village.

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Commissioner Stone, it was unanimously voted to approve the minutes of the April 11, 2022 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on the April 2022 A/R which shows an increase of $45,961.51 for CONN 9-2, an increase of $1,976.33 for Conn 9-3, an increase of $2,912.71 for Conn 9-4, an increase of $1,267.66 for CONN-5, an increase of $2,885.39 for State Family, and an increase of $1,188.00 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on the Legal Report of 4/30/2022. This month 3, two being eviction and one absence from unit. Judgement for final stay was obtained.

FINANCIAL: Ms. Juraska reported that she is working on year end financial reports.
SECTION 8: Mr. Vasiliou reported that there are 827 units in place, and the average HAP payment is $783.84. The department is preparing for another round of project basing.

PERSONNEL: None.

MAINTENANCE: 55 work orders were completed in April.

MODERNIZATION: Maplewood Window /Door Replacement: minor punch list and final A/E review underway, project is 95% complete. Traverse Door Replacement: Installation progress up to unit 56.; 4 units remain plus punch list. Monarca Place HVAC/Generator: No bids received. Rebid underway. Contractor feedback was no capacity to perform work this summer; new language reflects adjusted timeline acceptable.

Marino Manor Expansion: Review plans and specs submitted to HA for review. Sbona Tower Exterior Façade/Masonry RFQ: Submissions still under review. Sbona Tower HVAC/Switchgear/ Maplewood and Traverse Square domestic water/HVAC piping and controls upgrade RFQ: submissions under review. Voluntary Conn OSHA Compliance visit completed. Sample compliance documents provided for use to update policies and procedures to meet current OSHA guidelines and field audit observations being corrected

SPECIAL REPORTS: None

OLD BUSINESS: Mr. Andrew Daniels updated the Board on Moving to work.

NEW BUSINESS: None

OTHER BUSINESS: Mr. Vasiliou asked that next month’s meeting be moved to Thursday 6/16.

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 at 6:06pm.
William Vasiliou
Secretary