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 Thursday, June 16, 2022.

Chairman Noglow called the meeting to order at 5:02 p.m. and called the roll.

Chairman Noglow requested a moment of silence in honor of the passing of Vice Chairman Sebastian Santacroce, and noted his many years of service to the Housing Authority.

PRESENT: Evan Noglow, 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: 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 May 9, 2022 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 May 2022 A/R which shows a decrease of $8,187.28 for CONN 9-2, an increase of $980.10 for Conn 9-3, an increase of $10,382.25 for Conn 9-4, no change for CONN-5, a decrease of $5,323.67 for State Family, and an increase of $466.00 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on the Legal Report of 5/31/2022. This month 12 eviction cases were filed with the court. Dates for in person mediation are far out because of the court’s backlog of cases.
FINANCIAL: Ms. Juraska reported that the financial data has been submitted to HUD.

SECTION 8: Mr. Vasiliou reported that there are 822 units in place, and the average HAP payment is $780.41. He also commented that the utilization of vouchers is a nation-wide problem. The department is preparing for another round of project basing.

PERSONNEL: Mr. Vasiliou noted a personnel matter with the CT. Lavor Department.

MAINTENANCE: 145 work orders were completed in May.

MODERNIZATION: Maplewood Window /Door Replacement: A/E review complete; minor repairs underway. Traverse Door Replacement: Installation complete through unit 60. One laundry room door and punch list remain. Monarca Place HVAC/Generator: Rebid was due June 9. Four bids received.

Monthly Meeting Minutes 6/16/22


SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: Mr. Vasiliou presented the annual update to the maximum income limits for admission to the CT State Family and Elderly complexes effective May 1, 2022 as published by HUD. On motion by Commissioner Cacciola, seconded by Chairman Noglow; it was unanimously voted to adopt Resolutions 2022-7 and 2022-8 (with correction), and waive reading of same.

RESOLUTION 2022-7

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the maximum income limits for admission to State of Connecticut Moderate Rental Housing be increased per the attached Certificate of Approval.
CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Moderate Rental Housing Complex MR-11, MR 11A & MR 47A as follows:

For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

For Continued Occupancy: The maximum income limits for continued occupancy in Moderate Rental Housing are equal to 125% of the admission limits for such housing.

<table>
<thead>
<tr>
<th>Admission Limits:</th>
<th>Continued Occupancy Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>$62,600 for 1 person</td>
<td>$78,250 for 1 person</td>
</tr>
<tr>
<td>71,550 for 2 persons</td>
<td>89,428 for 2 persons</td>
</tr>
<tr>
<td>80,500 for 3 persons</td>
<td>100,625 for 3 persons</td>
</tr>
<tr>
<td>89,400 for 4 persons</td>
<td>111,750 for 4 persons</td>
</tr>
<tr>
<td>96,600 for 5 persons</td>
<td>120,750 for 5 persons</td>
</tr>
<tr>
<td>103,750 for 6 persons</td>
<td>129,688 for 6 persons</td>
</tr>
<tr>
<td>110,900 for 7 persons</td>
<td>138,625 for 7 persons</td>
</tr>
<tr>
<td>118,050 for 8 persons</td>
<td>147,563 for 8 persons</td>
</tr>
</tbody>
</table>

RESOLUTION 2022-8

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the maximum income limits for admission to State of Connecticut Elderly Housing be increased per the attached Certificate of Approval.

CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Elderly Housing Complex E-101 as follows:
For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

Admission Limits

$62,600 for 1 person
$71,550 for 2 persons

Mr. Vasiliou also presented the proposed change to Middletown Housing Authority Policy.

On motion by Commissioner Riley, seconded by Commissioner Stone; it was unanimously voted to adopt Resolutions 2022-9 and waive reading of same.

Resolution 2022-9

WHEREAS: The Housing Authority of the City of Middletown wished to recognize the State and Federal Holiday known as Juneteenth.

WHEREAS: The Middletown Housing Authority desires to amend it’s Personnel Policy specifically the schedule of paid holidays for employees and office closure.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Housing Authority of the City Middletown the following changes to the Personnel Policy:

1. Juneteenth shall be an approved and scheduled holiday of the Housing Authority.
2. Lincoln’s Birthday shall be recognized and celebrated together with Washington’s on Presidents Day from this day forward.

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 5:32 pm.
William Vasiliou
Secretary