

REGULAR MEETING OF THE HOUSING AUTHORITY  
OF THE CITY OF MIDDLETOWN

August 10, 2020

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, August 10, 2020.

Chairman Noglow called the meeting to order at 5:03 p.m. and called the roll.

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

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

ABSENT: Phil Cacciola, Commissioner; Senova Stone, Commissioner.; Excused absences.

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 July 13, 2020 meeting.

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

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 7/31/20 A/R which shows a decrease of \$1438.81 for CONN 9-2, a decrease of \$307.57 for Conn 9-3, a decrease of \$3252.11 for Conn 9-4, an increase of \$83.68 for Conn 9-5, a decrease of \$720.81 for State Family, and a decrease of \$43.56 for E-101.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 7/31/20. There were no new cases opened this month as there is no access to court. There is one execution pending. There was one Notice to Quit served for lease violation.

FINANCIAL: Ms. Juraska reported that the Finance Department is working on closing the books for year end and has been in contact with our Auditor.

SECTION 8: There are 796 Section 8 units in place for the current month as of 6/9/20. There has been a release of 50 vouchers to the marketplace. The average hap payment per month/per unit is \$851.06.

PERSONNEL: None

MAINTENANCE: 196 work orders were completed in June.

MODERNIZATION: Sbona Main Roof- Roof 90 % complete. Architect approved 1 change order. Awaiting proper coping sample from Contractor. Sbona Elevator – Submittals underway. The 2-story hydraulic elevator at (old Senior Center) will be first with tentative September /October start date. Maplewood and Traverse A/E RFQ: There were 11 respondents. Review process underway. MR Paving – 1 bid received; awaiting 2 others.

Modernization Continued:

Marino Manor Sidewalks: QA&M Architects sidewalk design fee received. Exterior Trim Paint Specifications underway.

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 Vice Chairman Santacroce, seconded by Commissioner Riley; it was unanimously voted to adjourn the meeting at 5:15 pm.

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William Vasiliou  
Secretary