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, September 12, 2022.

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

**PRESENT:** Evan Noglow, Chairman; Phil Cacciola, Commissioner; Larry Riley, Commissioner; Al Santostefano, Commissioner

**ALSO PRESENT:** William Vasiliou, Secretary; John Rumberger, Asst. Executive Director; Christine Juraska, Finance Director, Jason Lewellyn, Esq.; Linda Guarino, Section 8 Manager

**ABSENT:** Senova Stone, Commissioner (excused absence)

**PUBLIC SESSION:** None

**FOLLOW-UP REPORT:** None

**APPROVAL OF MINUTES:** On motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to approve the minutes of the August 8, 2022 meeting.

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

**ACCOUNTS RECEIVABLE:** Secretary Vasiliou reported on the August 2022 A/R which shows an increase of $1,264.11 for CONN 9-2, an increase of $1,722.72 for Conn 9-3, an increase of 3,780.42 for Conn 9-4, a decrease of $651.00 for CONN-5, an increase of $10,437.95 for State Family, and a decrease of $1,831.62 for E-101.

**LEGAL ACTION:** Atty. Lewellyn reported on the Legal Report of 8/31/2022. In August, 7 Summary Process eviction cases were filed with the court. There were 5 judgements with stipulations. $179.90 was received in collections.

**FINANCIAL:** Ms. Juraska reported that she was waiting to finish the audit as it is delayed due to not receiving figures from the state pension fund. (CMERS)

**SECTION 8:** Ms. Guarino reported that there are 820 units in place, and the average HAP payment is $793.40. The department is coming out with another round of approximately 50 project-based vouchers, which has been approved by HUD

**PERSONNEL:** Mr. Vasiliou informed the board that Ms. Pingree would be out of the office for approximately 6 weeks.

**MAINTENANCE:** 169 work orders were completed in August.

**MODERNIZATION:** Maplewood Window /Door Replacement: awaiting close-out docs, and final punch list items Traverse Door Replacement: awaiting close-out docs and final acceptance for A/E. Monarca Place HVAC/Generator: Gas service installed. Contractor on site beginning 9/10/22.
Marino Manor Expansion: Award letter sent to A. Secondino. Contract signing being scheduled. Electric vehicle Eversource Incentive application has been submitted. There will be a groundbreaking ceremony on 9/28/22, for the Marino Manor expansion. Sbona Tower Exterior Façade/Masonry RFQ: RFQ submissions still under review. Sbona Tower HVAC/Switchgear/ Maplewood and Traverse Square domestic water/HVAC piping and controls upgrade RFQ: submissions under review. Office Phone System Upgrade: 4 proposals under review by staff. Maplewood Terrace0020Paving: Tom Hibbard and JR performed site survey on August 30.

SPECIAL REPORTS: MHA has been asked to participate in discussions regarding activity on Main St.

OLD BUSINESS: None

NEW BUSINESS: Chairman Noglow presented Resolution 2022-10, naming the space at 150 William St., the William A. Vasilioiu Annex. This in recognition of Mr. Vasilioiu’s 46 years of service to MHA.

RESOLUTION 2022-10

WHEREAS: William A. Vasilioiu will have completed forty-six (46) years of employment with the Middletown Housing Authority on September 20, 2022.

WHEREAS: William A. Vasilioiu served as Financial Officer from September 20, 1976 to April 18, 1995, Assistant Director/Financial Officer from April 19, 1995 to October 6, 1998 and Executive Director from October 7, 1998 to present.

WHEREAS: The Commissioners of the Middletown Housing Authority wish to recognize the forty-six (46) years of dedicated service to the Authority.

NOW, THEREFORE, LET IT BE RESOLVED: The building located on 150 Williams Street, formerly known as Senior Center, henceforth shall be named the William A. Vasilioiu Annex in recognition of his many years of dedicated service.

On motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to accept Resolution 2022-10, and waive reading of the same.

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 5:37 pm.

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William Vasilioiu
Secretary