

Housing Authority of the Town of Somers
Meeting April 16, 2025
71 Battle Street
Meeting Minutes

1. Call to Order

The meeting was called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, John Nejfelt, David Pinney, Brook Hawkins, Maureen Corley

3. Discussion with individual residents

None present

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

No vacancies in Phase I or Phase II

4.1.1.1. Review plans and prospects for retaining 25% units in Phase I

Nothing in play

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a summary of work orders. As heating season tails off and before warmer AC demands, there have been fewer calls

4.1.3. Review Financial Condition

Maureen was present and reviewed financials. Through end of March, Phase I is cash positive, close to budget. Had to replace a water heater and had two septic pumpouts. Some conversation about the arrangement for propane. Phase II has positive net income through the first quarter, in large part due to no vacancies.

Audits completed for both and tax returns are still in process under extensions.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's summary. Along with ongoing activities, Fran is facilitating residents applying for renters' rebates.

4.2. Phase I partnership transition

Dave reported that April Housing has reduced the purchase price for the limited partner's interest to \$3,396.02 and that a revised exit agreement reflecting this change has been created and approved by our attorney. The commissioners were pleased to hear that and supported moving forward.

Our attorney has advised we need to create a separate LLC to be the assignee receiving the partnership interest being transferred from April Housing. Marylou moved, Terri seconded, and it was unanimously approved for the Housing Authority to create a wholly owned subsidiary LLC named Somers Housing LLC and appoint the current commissioners as directors of that LLC.

Somers Housing Authority is a guarantor of the original limited partnership and as such is required to acknowledge and agree to the transfer of the current limited partner's interest to Somers Housing LLC. John moved, Marylou seconded, and it was unanimously approved to authorize David to execute this acknowledgement within the exit agreement.

4.3. Review of policies pertaining to tenant-owned appliances

Brooke will report on this next month

4.4. Other

There was a question regarding non residents walking the property. Marylou indicated it is still happening especially on weekends. The idea was raised again of vests for staff and larger signs about private property

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from February 19, 2025

John moved, Terri seconded, and it was unanimously agreed to accept the minutes as presented.

7. Resident Questions/Concerns

Marylou spoke again of non-residents walking the property and that this is especially problematic when they use the sidewalks adjacent to the units. Residents are also noting when non-residents use the dumpsters, though it is sometimes the case that the person at the dumpster is helping a resident.

8. Adjournment

Terri moved, John seconded, and it was unanimously agreed to adjourn at 1:45

Respectfully submitted,

David Pinney, chair