Housing Authority of the Town of Somers
Meeting Oct 22, 2026
63 Battle Street
Special Meeting Minutes

1. Call to Order

   The meeting was called to order at 1:00pm

2. Attendance

   Terri Schmidt, John Nejfelt, David Pinney, Brooke Hawkins, Maureen Corley

3. Discussion with individual residents

   None present

4. Old Business

   4.1. Management of Property

   4.1.1. Apartment Rental – Update

   Phase I: one unit vacant needing work since long time prior tenant but now ready to show and should fill quickly. Five residents in health issues. Phase II: all full

   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 work order activity. Similar volume and array of issues. Not much at this point due to season change. Some of that prep work is underway.

   Planning to install sidewalk extensions next week.

   4.1.3. Review Financial Condition

   Maureen reviewed the reports she had sent out. She had included a report by quarters that people found helpful for seeing the financial picture across the year. There was a discussion regarding the reality that some invoices remain unpaid at the end of the month due to insufficient cash on hand. Expenses are increasing at a rate greater than rent revenue is increasing.

   4.1.3.1. 2027 budget preparation

   Maureen will share draft budget proposals

   4.1.4. Review Resident Services Coordinator's activities

   Continuing with ongoing array of programs. Heating assistance intervention will be ramping up.

   Christmas party planned for Dec 3

   4.2. Review architects for new building project

   We reviewed the fee proposals from Blue Moon and QA&M, attempting to compare which services were included and at what expense. We anticipate contracting separately with a civil engineering firm. Maureen will reach out to a couple that we have worked with. We also want

to confirm what services are included and which remain for us to secure, so Dave will contact the firms with follow up questions.

4.3. Review status of transferring town land to the housing authority

Dave shared a listing prepared by Todd Rolland laying out the steps leading to the transfer of adjacent town land to the housing authority for the proposed new housing. The next step is for then town attorney to prepare a legal description of the parcel which Todd hopes to present to the selectmen at their meeting of Nov 5. If the proposal is adopted by the selectmen at that time, it will then be referred to the planning and zoning commission for review.

5. Approval of minutes from Sept 16, 2026

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

6. Resident Questions/Concerns

Marylou was not present to bring any issues.

7. Adjournment

The meeting adjourned at 2:35pm

Respectfully submitted,

David Pinney, chair