

**Housing Authority of the Town of Somers  
Meeting May 16, 2018  
Woodcrest Community Room – 71 Battle Street  
Meeting Minutes**

1. Call to Order

The meeting was called to order at 3:10

2. Attendance

Marylou Hastings, Robert Landry, David Pinney, Brooke Hawkins, Nicholas Kirby

3. Discussion with individual residents

Nothing raised

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: no vacancies but one may be vacant as of June 1<sup>st</sup>; Phase II: one vacant, another moving in, nothing on the horizon

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

The unit in Phase I is a legacy unit and we expect to re-rent it at the 25% level

4.1.2. Review Condition of the Facilities and work orders

Report distributed and reviewed: a variety of typical problems as well as some seasonal work

4.1.3. Review Financial Condition

Nick reviewed briefly: Phase I spending ahead of schedule but in part because of door and third payroll in the month. Phase II spending close to budget though net is tight.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran. A typical month of activities as well as helping with rental inquiries and applications

4.2. Automating exterior doors

Job completed.

4.3. Discussion with Board of Selectmen

David Pinney reported that he attended a Selectmen's meeting. The first selectman had forwarded concerns raised by the director of social services regarding activities at Woodcrest and what demands this placed on the town's social services. This topic was touched on only briefly and Dave will meet separately with Deanna to discuss them in more detail.

Most of the discussion focused on financial relationship between Woodcrest and the town. Phase II submits a payment in lieu of tax (PILOT) which Dave characterized as a significant expense for Phase II bourn by the residents through their rent payments. The PILOT is calculated by the assessor based on the revenues and expenses of Phase II's operations. The assessor had noted that recent financial info had not been provided so Dave has recently forwarded 2016 and 2017 audit reports for both Phase I and II. The Chief Financial Officer, Mike Marinaccio, was at the meeting and noted that failure to provide the audits on a timely basis violated the memorandum of understanding between Phase I and the town and could be grounds for cancelling the abatement of the PILOT for phase I but that the town was not taking that position. As to abating the Phase II PILOT in part or in whole, the CFO advised against it

noting the cost of services provided to Woodcrest by fire and ambulance, social services, and others. Dave noted that Woodcrest staff provides some of these services – an expense bourn by Woodcrest residents through their rent payments – but that these residents were also still residents of Somers entitled to receive services provided to any other town residents. The level of PILOT payments and cost of services provided will be reviewed and discussed further.

4.4. Other

Nothing raised

5. New Business

5.1. Other

Harvey Edelstein has informed us that he is retiring due to health issues. The members noted that what Woodcrest is today is due to Harvey's commitment and sustained engagement with the project. We regret he is unable to continue his support of and engagement with Woodcrest.

In the meantime, the status of REDI Property Management that Harvey had created to manage Woodcrest and now the new project in Stafford is in transition. It may or may not continue to operate. Dave indicated that the general partner of Woodcrest LP is reviewing alternatives for management that will enable continuing with current employees.

6. Approval of minutes from April 18, 2018

Bob moved, Marylou seconded and it was unanimously agreed to accept the minutes as presented.

7. Resident Questions/Concerns

Marylou asked about informing residents on changes in alarm connections. Brooke reviewed new requirements from the fire marshals that any alarm in one unit also sound in nearby units. While this alerts other residents to a potential danger, it has created confusion when it's a smoke alarm from something like burnt toast. Brooke will be informing residents of the changes and planning additional drills. There is a concern that residents will ignore alarms thinking it is not a real issue.

8. Adjournment

The meeting adjourned at 4:25

Respectfully submitted,

David Pinney, chair