

**Housing Authority of the Town of Somers  
Meeting July 22, 2021  
Woodcrest Community Room – 71 Battle Street  
Special Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

There were few residents present as there was some confusion that the notice for a “special” meeting meant it was closed to the public. Assurance was provided that it was open to the public. A resident attending was hoping to know more in advance when a meeting was scheduled. She was told the regular meeting schedule is published for the year but that changes could occur with as little as 24 hours of notice before a special meeting.

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: two open now with one being occupied soon; two more coming open in august

Phase II: just filled a vacancy, but have another coming open Aug 1. There is a prospect lined up.

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

One unit in #71 that we will use to fill black hole where an applicant has too much income to be eligible for a 25% unit but too little to afford the cost of a 50% unit.

4.1.2. Review Condition of the Facilities and work orders

Severe storm over the weekend damaged fire and elevator panels; fire watch in while working on repairs. Generators did not start up most likely due to series of electrical surges before losing power completely. Had to be manually started. We will be testing after the dust settles to assure in full operational mode.

A unit has been badly damaged by a resident who had hoarding issues and did not let anyone into the apartment during the COVID shutdown. The resident has left and a cleanup crew is removing the contents and gutting the interior. New sheetrock and appliances needed.

Pavilion is completed. Waiting for opening in the weather to grade and seed the area around the pavilion and sidewalk.

Building 75 has an HVAC unit leaking and damaging the ceiling below. Repair was attempted but failed so have to replace the unit

4.1.3. Review Financial Condition

Maureen reported that both phases were operating in the black.

The town had informed the office that the PILOT for phase II was abated and did not need to be paid. Further investigation revealed that the decision on abatement has not been finalized so the payment is still due for this year. There is hope the topic will be back to active status with the selectmen where there is a desire to finalize language in a memorandum of understanding that would abate the PILOT.

4.1.4. Review Resident Services Coordinator’s activities

Renters' rebate applications completed  
Looking forward to party at pavilion

4.2. Review Covid-19 safety protocols and common area utilization

There are those that would like to eliminate any mask requirements but given the uncertainty of the rising infection rate attributed to the variant it was decided to continue with current policy.

4.3. Beatification committee.

A group dedicated to work around the property has not met but Brooke will look to facilitate such a meeting.

5. New Business

Nothing raised

6. Approval of minutes from May 19, 2021

Marylou moved, Terri seconded and it was unanimously agreed to approve the minutes of the prior meeting as presented.

7. Resident Questions/Concerns

Nothing further raised

8. Adjournment

The meeting adjourned at 2:00.

Respectfully submitted,

David Pinney, chair