

**Housing Authority of the Town of Somers
Meeting February 16, 2022
71 Battle Street
Meeting Minutes**

1. Call to Order

The meeting was called to order at 1:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

A resident arrived mid-meeting. She inquired about Woodcrest's involvement with the food pantry operated by the Somers Congregational Church and was told that, beyond the office passing on to residents communications that come from the pantry, Woodcrest played no role in the pantry's operations as they might pertain to Woodcrest residents. This resident also described some cleaning work she had voluntarily done on the property and was told that, while her work was appreciated and not to be discouraged, Woodcrest is doing all that is feasible within current constraints.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: five vacancies as of today, two approved for move in this week; two from last meeting have been rented; the renovated unit still being finished; two more coming vacant as of March 1

Phase II: two vacant, prospect for one; another coming vacant Mar 1

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

None of the vacancies involve legacy units

4.1.2. Review Condition of the Facilities and work orders

Computer network went down and had to backorder parts; out for 10 business days.

Rich and Dave are taking care of turnovers along with workorders.

Snow events and associated rotation of cars have been few so far.

The part time position is vacant. Hard to fill

4.1.3. Review Financial Condition

Maureen had supplied a summary of the year-end financial position for phase I and phase II. With PILOT abatement in place and lower debt service, Phase I finished 2021 in good position in spite of some larger unplanned expenses. Phase II has to fund a PILOT payment and higher debt service and so just barely finished the year in the black.

4.1.4. Review Resident Services Coordinator's activities

Fran had prepared a report that Brooke reviewed

Busy helping with vacancies but also working on fuel assistance this time of year along with an array of support and enrichment activities. Discussion on organizing some social activities that have been on hold with COVID restraints, maybe as the weather improves and they can take place outdoors.

4.2. Review of COVID-19 safety provisions and access to community spaces

Have still been conducting sanitizing cleaning using the contractor doing interior cleaning. We'll continue with that for the remainder of the winter before considering discontinuing.

4.3. PILOT abatement

David reported that the first selectman was supportive of adopting an abatement agreement. The town is still seeking input from the town attorney. The chief financial officer is pursuing that.

4.4. Other

5. New Business

5.1. Other

6. Approval of minutes from December 15, 2021

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

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

The meeting was adjourned at 1:35pm

Respectfully submitted,

David Pinney, chair