

Housing Authority of the Town of Somers
Meeting January 18, 2023
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, Maureen Corley participated via the telephone

3. Discussion with individual residents

None were present

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: one open due to death, but new occupant ready for moving in Friday. Phase II: three vacancies under application and review, complicated but hopefully will all work.

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

No legacy units in play at this time

4.1.2. Review Condition of the Facilities and work orders

Limited snow and ice have made it easier for staff to take care of turnovers

Third man has left so once again looking to fill this position

4.1.3. Review Financial Condition

Phase I: turnovers and increasing repairs added up but there was cash available so maintenance staff added some needed equipment. Will end the year with positive cash flow. Phase II will also end positive given PILOT relief which enabled paying some outstanding invoices and the cost of the third maintenance person.

Maureen has been trying to get update on lawsuits but info is limited. It appears there is little impact on insurance costs.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran. Actively involved with the usual programs in securing the ability of residents to stay in there units. Good feedback on the Christmas party and looking forward to more social activities.

4.2. Discussion of participating in moderate income housing project in Somersville

Maureen took quick look at CHFA's current criteria for evaluating project proposals and is seeing potential for this site being quite competitive in the grant round

4.3. Other

Nothing raised

5. New Business

5.1. Skylights in big buildings continue to leak even with frequent repair efforts. Removing seems like the better option. Cost might be \$15-20,000. Brooke will secure more detailed proposal with the plan that we would pay for building #71 from operating or reserves

5.2. Other

Nothing raised

6. Approval of minutes from Dec 21, 2022

Marylou moved, Terri seconded, and it was unanimously agreed to accept the minutes as distributed

7. Resident Questions/Concerns

Nothing raised

8. Adjournment

The meeting adjourned at 2:15pm

Respectfully submitted,

David Pinney, chair