

Housing Authority of the Town of Somers
Minutes of Meeting May 17, 2023
71 Battle Street

1. Call to Order

Meeting called to order at 1:00

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins, Maureen Corley

3. Discussion with individual residents

Discussed the passing of Harvey Edelstein. We will consider placing the bench honoring Harvey along the main driveway. Also discussed selecting a photo to frame and place alongside a plaque that was presented to Harvey from the housing authority.

4. Old Business

4.1. Management of Property (REDI)

4.1.1. Apartment Rental – Update

Phase I: one vacancy that as of today has an application. Phase II has one vacant but new tenant moving in tomorrow

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

No legacy unit in play but Brooke has a resident in Phase I who lost his wife and another source of income. He's in a 60% unit but now has income qualifying for the 25% level. It was agreed that we would reduce his rent.

4.1.2. Review Condition of the Facilities and work orders

With fewer turnovers the staff is getting to longer term maintenance projects; hopefully some power washing soon. The seasonal work for change from heating to cooling has been finished. Grounds cleanup has been completed. Mulching work will happen soon along with pruning in summer. Waiting for warmer weather to take care of the sunroom roof at #71.

4.1.3. Review Financial Condition

Maureen was present and reviewed the revenue and expenses. Both phases are doing well and within budget. The PILOT abatement for Phase II is making a big difference. Anticipating replacing smoke detectors in Phase II soon but that will be a capital expense and we can tap reserves if necessary.

Tax returns and audits are completed and submitted

Compliance review

4.1.4. Review Resident Services Coordinator's activities

Brooke had a report from Fran that she distributed and reviewed. Scheduling for renter's rebate program is going on at this time. Fran also continues with her usual array of programs. Blood pressure checks have resumed.

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

Dave had drawings from Winn Companies proposed development at the mill site and shared them with the others. He also had the agreement recently entered into between Winn and the town and noted that it calls for developing an option agreement within sixty days that spells out that details

the commitments for the town to transfer control of the site to Winn through sale or 98-year lease when site suitability and sufficient funding have been confirmed. Because the option agreement would call for disposition of town real estate, a town meeting will be necessary to authorize the town to enter into that agreement and would be called with thirty days of finalizing the draft of the agreement. Discussion noted that much of the early response to publicity regarding Winn's proposed project has been critical of the size of the building as conceived for that site.

4.3. Approaching end of Phase I compliance period

Maureen noted that she had confirmed that the one-year window of opportunity for the housing authority to exercise an option to purchase the project will start in May of next year so there is not much action at this time. One of the interesting elements of the process will be having an appraisal of the project conducted but that will be closer to the point of commencing discussions on sale of the project.

4.4. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from April 19, 2023

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

7. Resident Questions/Concerns

Marylou asked about the status of repairing the flagpole at #63 since at present the flag cannot be lowered. The American Legion post has been taking care of this flag along with others in town but Brooke noted that Woodcrest will be responsible for any repair needed and she is in pursuit of that.

There is interest among residents to be able to use the outside water spigots at their cottages. Currently, these spigots are restricted to maintenance staff use only. Brooke noted that this water comes from the Connecticut Water Co. and we cannot afford to allow everyone to use it freely for watering outdoor plants. Marylou indicated that the residents around #63 want to be able to wash off furniture at the new pavilion and Brooke confirmed that they were setting up one spigot to be available for this.

8. Adjournment

Meeting adjourned 2:20

Respectfully submitted,

David Pinney, chair