

**Housing Authority of the Town of Somers  
Meeting of February 21, 2024  
71 Battle Street  
Meeting Minutes**

1. Call to Order

The meeting was called to 1:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

None present

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: one vacancy as of Feb 1 but have a candidate lining up maybe for Mar 1; two other turnovers but resulting from lease breaks so should not be losing rent. One of them will take a month for full renovation given the rough shape the unit is in.

Phase II: no vacancies at present

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

None of the current activity involves legacy units

4.1.2. Review Condition of the Facilities and work orders

Electric upgrade work has started; Brooke has been challenging some of the selections for new fixtures and the contractor has been accommodating those concerns.

4.1.3. Review Financial Condition

Maureen submitted a brief report. While it's still early in the fiscal year, both phases are at positive cash flow so far. Phase I is seeing increasing maintenance expenses as the property ages. One of two boilers at #71 is being replaced and the other will be a candidate in the near future. The limited partner has approved the use of maintenance reserves to cover the expense.

The annual audit is underway and draft versions will be circulating soon.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed a report from Linda reviewing her activities. There's the seasonal increase in helping residents deal with their heat bills and efforts to secure additional assistance. They had a pleasant social time for Valentine's Day. Hope to do something monthly in this vein.

4.2. Phase I partnership transition

Dave reviewed a video meeting he and Maureen had with two individuals at April Housing who will be the primary actors in developing the options for transferring the limited partner interest in Phase I. While the 15-year tax credit compliance period won't end officially until 2025, there are many steps leading up to any action and April Housing is ready to start preparing. The housing authority has the right of first refusal on any offer from April Housing expresses a goal of seeing the project stay with the housing authority so hopefully working together with them will bring us to the action date with an agreed upon plan in hand.

Our legal counsel is recommending that we establish a new not-for-profit entity to potentially become part of the new ownership of Phase I. Maureen and Dave will be talking with our counsel, Melanie Rausch, soon to review this. It will take time to make this happen so we may call a special meeting to act on the proposal to get the ball rolling.

4.3. Other

Nothing raised

5. New Business

5.1. Other

Nothing raised

6. Approval of minutes from Jan 17, 2024

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

7. Resident Questions/Concerns

Some complaints around snow removal activity when there was very little snow but that's essentially unavoidable

8. Adjournment

The meeting adjourned at 2:10

Respectfully submitted,

David Pinney, chair