

REGULAR MEETING – May 9, 2024

Chairperson Susan Bannon called the May Regular Meeting of the Housing Authority to order at 1:05 pm. Attendance upon roll call:

PRESENT: Chairperson Susan Bannon. Commissioners Sean Hadden, Steve Wakefield and David Howey, Executive Director Betsy R. Soto, Wendy Ng, Michael Patrick.

ABSENT: Vice Chair, Carl Schaefer

Public Comment:

David Coulombe, Grove St. #18 inquired about the Grove Court permits, concerns at the temporary relation accommodations, and requested a copy of the environmental testing report be made available to the residents.

Heidi Howey, Grove St. # 46 expressed displeasures of current unit renovations.

Anthony Gionfriddo, FPE #21, mentioned things not getting done and a lot of things are getting done and it's nice to see the upkeep of the property landscape. Expressed concerns with unit stove oven temperature possible not working correctly.

Linda Dayton, Grove St. #44, expressed concerns with black substance on the exterior of Building 7.

Joshua Baker, Grove St. #23 inquired about the grants for the Grove Court Renovation. The Executive Director explained that the grants are only for the Grove Court Renovation and may not be used for any other activity.

Barbara Bruno, Grove St. #34 inquired about the wall, and it being knocked down.

Dayna Carpenter, FPE #23, requested advance property pest control notices and inquired about the tenant community room activities.

Ian Mills, FPE #14, congratulated the town appointed tenant commissioner, David Howey and complimented the installed property downspouts.

Lori Jeffers, Court St., #6D – Expressed displeasures with the Journal Inquire infestation article written in 2022 that contained false and demeaning information and many of the residents were offended, upset, and embarrassed over the article. When introduced to the reporter, she informed the reporter that she did not have any roaches as many of the residents had confirmed, but this was not revealed, maybe because it did not fit the reporter's agenda. It was based on one person's feedback and not true for all residents. Until present she hasn't had any roaches. She understands that the treatments are preventative, but discussed other treatment options, and possible,

except for an emergency, for treatments to occur on a dedicated day as it would be much easier for the residents to plan in advance.

MINUTES: On a motion made by Commissioner Sean Hadden the Regular meeting minutes of the April 11, 2024, approved as read with the modification of adding tenant work order confirmation notifications to public comment for Ian Mills. Commissioner David Howey seconded. All present voted for the approval of the motion. Motion carried.

BILLS: After review and discussion of the invoices paid, Commissioner Sean Hadden made a motion to approve the payments, Commissioner Steve Wakefield second the motion. All present voted for the approval of the motion. Motion carried. The checks approved were: Revolving #69248-69291; Federal #25849-25869; Franklin Park East #1801-1802; Windermere #2072-2082; State #15503-15508; Congregate #13613-13641; HCV# none and Local #3553-3562. The Housing Authority's credit card invoice was reviewed and approved along with the bills. Chairperson Susan Bannon questioned check#13621, #13624, #13640, Facility Manager explained; Commissioner Steve Wakefield questioned check#13620 & #13633, Finance Manager explained. The commissioners accepted. No further questions.

Cash Report: The Cash Balances were reviewed with the Board of Commissioners.

Occupancy Report: The Occupancy report was reviewed with the Board of Commissioners by Ms. Soto. Unit Occupancy 98%.

Executive Director Report: Grove Court Major Renovation – Tenants have been temporarily relocated out of Bldg. #7. Bldg. #7 is currently under construction. Sitework is ongoing. Contractor reports that construction is currently on schedule. Next meeting is scheduled for 05.08.24.

Exterior Doors & Storm Doors at Franklin Park West, and Storm Doors at Franklin Park East-Five (5) A&E proposals received. Project has been awarded to Amaya Architects.

Franklin Park West Roof Replacement-Final Payment has been processed. This project is now closed.

Franklin Park East Roof Replacement-Pending close out documents.

Franklin Park East, West, and Windermere Signage Project- VHA again revised the scope of work. Witham Construction to propose credit for revised Scope of Work. VHA is also awaiting 2024 CFP funding from HUD before the contract can be signed.

Court Tower - Eagle Environmental has been awarded a contract for LEP services. Request for Proposals for Relocation Specialist under review.

Emergency Safety & Security Grant (ESSG)-Grant application for AMP-001 Exterior Doors and Deadbolts has been submitted.

All Federal Properties – Smoke Detectors-All properties to be reviewed for compliance with new NSPIRE smoke detector requirements. VHA to install smoke detectors to comply with NSPIRE prior to October 1, 2024.

Local Section 8 - The department ended April with a count of 360 HCV, 7 up from the previous month. The Section 8 program is working diligently towards the continuance of increasing the program to maximize the number of participants on the program.

State of Connecticut DOH-Housing Program - The Department ended April with a count of 1,116 Vouchers and RAP state certificates, no changes from the previous month. The program is working towards accuracy in both programs and getting full participation from clients.

Congregate Facility Report: The Vernon Housing Authority continues to comply with all CDC regulations and Governor's Executive Orders by delivering high-quality, safe services to all residents. On Tuesday, April 9th, residents enjoyed music with Chicago Joe in the downstairs seating area. On Wednesday, April 10th, residents practiced chair yoga with Jeanne in the arts and crafts room. On Tuesday, April 14th, residents enjoyed music with John in the downstairs seating area. On Wednesday, April 24th, residents practiced chair yoga with Jeanne in the arts and crafts room. Residents showed an interest in having "Pet Therapy" sessions. On Thursday, April 25th, residents were thrilled to spend time with Shadow and their pet owner, Karen. The time spent with Shadow was a highlight for the residents who came. The residents had fun doing arts and crafts with Cindy on Saturday, April 27th. Every Tuesday, residents can take part in a food share distribution and take the food they need. Also, every other Tuesday, volunteers deliver bread and pastries from Stop & Shop or Shoprite. We've arranged several card games, including LCR on Sunday evenings, Pokeno on Tuesday and Thursday evening, and BINGO on Tuesday and Thursday during the day and Fridays in the evening. They also like to make puzzles and play board games in the parlor or sunroom. Our Bulletin Board area serves as a "Communication Gateway" for Pitkat residents, keeping them up to date on essential Pitkat and community activities. Our Bulletin Board includes the following: Glendale Senior Dining provides a monthly menu, weekly bus schedules, a monthly Vernon Senior Center newsletter, as well as intriguing articles, games and puzzles, a weekly lunch menu, and activity calendars. Other postings are often added to the bulletin board.

Old Business: None

New Business: None

Informational: Numerous thank you notes from residents were received by VHA. The Executive Director's efforts on behalf of the residents are greatly appreciated.

Executive Session: At 1:40 pm, Commissioner David Howey made a motion to move into Executive Session; seconded by Commissioner Sean Hadden. All present voted for

the approval of the motion. Motion carried. David Howey recused himself and Wendy Ng left the meeting. Executive Director, Betsy R. Soto stayed and discussed pending legal matters with the Board of Commissioners.

At 2:23 pm, returned to a regular meeting. Mrs. Ng and David Howey returned to the meeting.

The next meeting will be the June Regular Meeting which will be held on June 13, 2024, at the Windermere Court Property, 29 Windermere Avenue, Vernon, CT 06066, Community Room at 1:00 pm.

The May Regular Meeting was adjourned at 2:23 pm on a motion by Commissioner Sean Hadden; seconded by Commissioner Steve Wakefield. All present voted for the approval of the motion. Motion carried.

Respectfully Submitted,

Betsy R. Soto, PHM, VEM
Executive Director