

## **Housing Authority of the Town of Vernon**

Meeting location: 29 Windemere Ave. Vernon CT 06066 Community Room 1:00 PM

REGULAR MEETING- June 12, 2025

Chairperson Sean Hadden called to order at 1:03 pm. Attendance upon roll call:

PRESENT: Chairperson Sean Hadden, Commissioners Steve Wakefield, Ronald M Levesque, Carl Schaefer and David Howey. Staff: Wendy Ng, Sandra Ceglia, Nicole Nadeau, Shenoa Steves, and Maria DeMarco from DeMarco Management Corporation.

ABSENT: none

Chairperson Sean Hadden asked for a motion to add Executive Session at end of today meeting in agenda. Motion made by Commissioner David Howey. Seconded by Commissioner Steve Wakefield. Motion carried.

Public Comment:

P. Baler, Wind. #6, consider trespass, not residents entered the premises. Wants to have sign to show "Private Trespass"

S. Lentocha, Wind. #1, tells she sees residents smoking on the premises. Strangers in and out to get drugs.

W. Berkey, talks about smoking on the premises as same as S. Lentocha

L. Christodoulou, Wind. #41, steps up and wants to clear her name, which residents misunderstood her for her job as a person that engages in sexual activity.

I. Miller, 14 FPE, Request pet deposit to be refunded by speak behalf of unit #53.

Chairperson Sean Hadden asked for a motion to approve regular meeting minutes on May 8, 2025 and annual meeting minutes on May 8, 2025. Motion made by Commissioner David Howey. Seconded by Commissioner Ronald M Levesque, Carl Schaefer abstention due to absent in the meeting. Motion carried.

Department Head Reports:

Each Department head gave a brief report of the past month's accomplishments and their concerns/needs going forward.

Wendy Ng Finance Manager gave monthly financial report and May 2025 budget vs actual. Chairperson Sean Hadden asked for a motion to accept the monthly financial report and bills paid. Motion made by Commissioner David Howey, Seconded by Commissioner Carl Schaefer. Motion carried. Chairperson Sean Hadden check#26139 for had no updated for this project, VHA Signage.

The Interim Director of DeMarco Management gave the Interim Executive Director's Report.

- Court Tower Elevator- received first consultant regarding to replace one elevator in Court Towner.
- Looking to apply for 1.3 million grants to replace 2 elevators in Court Towner.
- Approved \$250,000 grants in ESSG.
- Established a new non-profit organization, Name: Affordable Housing Corporation in 501c (3). After deep discussion, Chairperson Sean Hadden asked for a motion to approve the establishment of a new non-profit organization. Motion made by Commissioner David Howey. Seconded by Commissioner Ronald M Levesque Motion carried.

Old Business: Approval of VHA policies and procedures. After some discussion, Chairperson Sean Hadden asked for a motion to approve VHA policies and procedures, motion by Commissioner David Howey, Seconded by Commissioner Ronald M Levesque. Motion carried.

New Business: Election of Officers

Chairperson Sean Hadden turns the meeting over to Maria DeMarco. Maria says the commissioners can elect the new board or keep the same as current. The board wants to keep no change. Chairperson Sean Hadden asked for a motion to approve of no change. Motion made by Commissioner David Howey. Seconded by Commissioner Steve Wakefield. Motion carried.

Thus, Sean Hadden continues as Chairperson, Carl Schaefer as Vice-Chairperson.

Informational: None

Executive Session: At 2:11 pm, Commissioner David Howey made a motion to move into Executive Session; seconded by Commissioner Carl Schaefer. All present voted for the approval of the motion. Motion carried. Maria DeMarco, Wendy Ng, Sandra Ceglia invited by board to stay. At 2:14pm, Wendy Ng and Sandra Ceglia left the meeting, the executive session continues.

The next meeting will be held on July 10, 2025 (July and August combined meeting) at 114 Franklin Park West, Vernon, CT 06066, Community room at 1:00 pm.

The June Regular Meeting was adjourned at 3:00 pm on a motion by Commissioner David Howey, Seconded by Commissioner Ronald M Levesque. Motion carried.