

Housing Authority of the Town of Windsor

Board of Commissioners Meeting

May 17, 2023 at 1:00 pm

Fitch Court, Windsor, CT and Zoom

UNAPPROVED MINUTES - amended 6/28/23

Commissioners present: Carol Engelmann, Harry Freeman, Stephen McKay, Maria DeMarco, Darleen West, Paula Pierce (zoom)

Commissioners absent: Ruth Jefferis (excused), Taariq Jamaal (excused)

1. Roll Call

Commissioner Freeman, called the meeting to order at 1:03 pm

2. Public Verbal and Written Communications

(Skipped until the end of the meeting as no residents were present at the beginning.)
Comments were made by Beverly Callender of Fitch Court #224. She also asked a question that will be addressed by the Executive Director.

3. Approval of Previous meeting minutes

Minutes from April (with corrections) will be reviewed at the next meeting.

4. Report from Tenant Commissioner

No report.

5. Chairperson's Report

Reported on the three community room updates.

6. Financial Report

A motion to approve the financial report was made by Commissioner McKay. Seconded by Commissioner Engelmann Passed 3-0-0

7. Management Report

Numbers are coming down. New units available.

Shad Run has large delinquency rate but it has to do with light bills. Tenants have a certain amount of time to change the electric bills from WHA to themselves. A few didn't

change it so it racked up bills for WHA. Will try to recoup. May need staff to help tenants who need help. We're down 4 staff people. Hard to find people.

Congressman Larson visited recently and talked with the people for two hours. Mayor and Deputy Mayor as well. Tenants got to know that the community cares about them.

Continue to have an open door policy. Smoking policy is no smoking on the property. People who continue to smoke, they won't get renewed. We work with them to find them another place.

Getting a bike rack.

8. New Business

- The town has applied for the CDBG grant to fund Shad Run's exterior (roof, windows, doors).
- Applied for a HTCC grant to redo the roof at Fitch which leaks terribly. Could then add solar at no cost – we'd be leasing our roof space. Residents would get 20% rebate and the rest of the stipend would be split between the vendor and WHA.
- One more grant to be applied for NA for \$150,000 tax credits.

9. Old Business

No issues.

10. Executive Session

A motion to enter executive session was made by Commissioner McKay at 1:30 pm. Seconded by Commissioner Engelmann Passed 3-0-0. Attendees were Commissioner Engelmann, Commissioner Freeman, Commissioner McKay and Ms. Demarco. Passed 3-0-0.

11. Resolution of Pending Litigation

A motion to authorize Attorney Fitzgerald to offer up to \$15,000 to settle pending litigation was made by Commissioner McKay at 1:30 pm. Seconded by Commissioner Engelmann Passed 3-0-0.

A motion to exit executive session at 1:50 pm was made by Commissioner McKay. Seconded by Commissioner Engelmann Passed 3-0-0.

12. Adjournment

Commissioner McKay moved adjournment. Commissioner Engelmann seconded. Motion passed 3-0-0.

The meeting adjourned at 1:54 pm.