

MONTHLY MEETING OF THE HOUSING AUTHORITY  
OF THE CITY OF MIDDLETOWN

November 14, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William Street, Middletown, Connecticut on Tuesday, November 14, 2016.

Vice Chairman Santacroce called the meeting to order at 5:05 p.m. and called the roll.

PRESENT: Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner, Senova Stone, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Evan Noglow, Chairman; Izzy Greenberg, Commissioner

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: Due to abstentions, the minutes of the October 11, 2016 meeting were tabled to the December meeting.

Due to abstentions, the minutes of the September 12, 2016 meeting were tabled to the December meeting.

Due to abstentions, the minutes of the August 8, 2016 meeting were tabled to the December meeting.

APPROVAL OF BILLS: On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 10/31/2016 A/R which shows decreases of \$1033.46 for Conn 9-2, \$3371.67 for Conn 9-3, \$5840.40 for Conn 9-4 and \$651.53 for E-101; an increase of \$1094.58 for State Family was also noted.

LEGAL ACTION: Attorney Boccalatte stated his 10/31/2016 report shows that we are moving along with new cases and court visits; we have had 3 months of steady increases in collection.

FINANCIAL: Mr. Guzzi presented the 6 month State (MR, E101) Financial Reports for the quarter

ending 9/30/16. The net gain for the period for MR are \$47,286.93 and \$9814.23 for E-101. Retained earnings for both complex are adequate.

SECTION 8: 863 Section 8 units are in place as of 11/07/2016. We had a release of vouchers which came online this month reflecting an uptick swing in trend. In addition to the monthly report, Secretary Vasiliou also presented Resolution 2016-13 to the Commission. MHA has advertised and has had informational sessions for applicants on Project Based Vouchers, and some packets have been submitted. MHA will review and award units to eligible applicants in accordance with regulations. (See attached Resolution)

On Motion by Commissioner Cacciola, seconded by vice Chairman Santacroce it was unanimously voted to adopt Resolution 2016-13 and waive reading of the same.

PERSONNEL: None

MAINTENANCE: 213 work orders completed in October and tend to be mostly plumbing related.  
Monthly Meeting Minutes 11/14/16 page 2

MODERNIZATION: TS: repairs to roof are complete; awaiting updated payrolls and close out docs. Eighteen bathroom renovations have been completed at MT. SHRP MR: LED lighting upgrades proposed for Sbona, Marino and Monarca through Eversource incentives. A/E punch list for Santangelo complete, Rockwood underway. Contractor has 15 units in process at Sunset Ridge. Secretary further advised on the status of the completion of the project with the surity company.

OLD BUSINESS: Mr. Vasiliou reviewed with the Commission the potential factors involved with a proposed lease of the former Senior Center. Commissioner Cacciola moved and Vice Chairman Santacroce seconded a motion to instruct the Executive Director to prepare and execute a master lease with an appropriate tenant, in conjunction with MHA legal council review.

NEW BUSINESS: The Commission was advised on a base rent change for MR and E101 effective 2017. No action required at this time.

There being no further business to come before the Commission, on motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to adjourn the monthly meeting at 6:09 p.m.

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William Vasiliou  
Secretary

