

Ridgefield Housing Authority (RHA) Meeting Minutes for November 8, 2017
Approved
Ballard Green – 25 Gilbert Street – 8:00 A.M.

Commissioners Present: Frank Coyle, Cathleen Savery Vincent Liscio, Jan Hebert
and John Kululka

Management Present: Phil Sfraga

Meeting called to order at 8:05 AM by Frank Coyle

Action items, Old Business and New Business Items Discussed:

- Finance: Mr. Coyle gave a detailed explanation of the financials for the LP, Meadows, General, Ballard and Congregate and explaining that the RHA is not over the planned spending budget.
- Mr. Coyle stated there are two Capital Projects in process at Congregate that the RHA will be going forward with and that the Smoke Shelters will be on next years budget
- Mr. Coyle stated that he has looked at a brace that will allow the TV in the community room at Ballard Green to be lowered for residents.
- Mr. Sfraga stated that there were items that were above the original budgeted spending for improvements at Ballard (\$37k) and at Congregate (\$12k). Discussion ensued to explain overages and why.
- Pump House. Mr. Sfraga said it would be demolished and taken down between November 13th and 17th.
- Discussion of a new maintenance truck and the costs were discussed as a possibility for this year. Our maintenance personnel (Doug) will have it all specked out along with final cost and timing for purchase to possibly be completed in December after budget meetings and final decision is made.
- Boiler repairs are under way at Congregate. Approximate cost is \$4,000.00.
- Pilot Tax at the Meadows was discussed and how it could eliminate available spending for ongoing upkeep, leaving only funds for emergency repairs there. Mr. Coyle will prepare for a discussion with the Selectmen in regards to the tax.
- Mr. Sfraga discussed alternate ways to replace ERAP funding via possible Section 8 Project Based Vouchers.
- Ms. Hebert stated that there will be assistance on Fire Safety by the Fire Marshall.
- Mr. Sfraga stated that there is a proposal to form a Task Force to handle the Hoarding issue's in town. These are serious and dangerous to all residents.
- Mr. Coyle asked Mr. Sfraga to look over an announcement he and Ms. Hebert have been working on for the residents of RHA and operations.
- Mr. Liscio asked that everyone be prepared to discuss meeting dates for next year at the next RHA meeting.
- The Commissioners moved into Executive Session.

Mr. Coyle closed the meeting at 10:25 A.M.

Minutes Respectfully Submitted by Commissioner Secretary Vincent Liscio