

Ridgefield Housing Authority Board Meeting
Approved Minutes
Thursday, August 23rd, 2018 at 8:00AM
Ballard Green Community Center, 25 Gilbert Street, Ridgefield, CT 06877-

Commissioners Present: Frank Coyle, Jan Hebert (arrival 8:05), Cathleen Savery, Vincent Liscio and John Kukulka

Konover Management Personnel Present: Philip Sfraga

Resident Presenter: Krisann Benson

Residents Present: Ms. Lynch, Ms. Higgins, Ms. Beaulin, Ms. Vandeventer,
Ms. Medeiros

The meeting was called to order by Mr. Coyle at 8:02 AM

A Motion to Approve Minutes from July 12, 2018 meeting was made by Mr. Kukulka, 2nd by Mr. Liscio , approved 4-0

A Motion to Place the Pavilion on the site of the former Pump House was made by Mr. Coyle and approved 4-1-0 (Ms. Savery was opposed).

A Motion to Adjourn Meeting was made by Ms. Hebert, 2nd by Ms. Savery, Vote 5-0

Pavilion discussion was opened by Mr. Coyle. The current choices of positioning the Pavilion were discussed. In regards to the Pump House location: Ms. Hebert suggested utilizing “natural barriers”, Mr. Liscio agreed, Ms. Savery expressed concerns, Mr. Kukulka felt this was the best location, Mr. Coyle addressed the use of security cameras and signage. Second location near units: feelings were expressed that it was too far for some residents to utilize and that the “park setting” of that particular area would be negatively effected.

Parking & Security Presentation was made by Ms. Benson utilizing pictures, et al. Items discussed: Unattended children moving through parking lot along with Mom’s with carriages and others. A possible other entry to the park not thru BG property, the volume of Authorized Service vehicles, town fundraising to partially pay for improvements and upcoming town events that will exacerbate the current parking and safety situation; the misinformation on Town and Event websites as to parking in Ballard Green. Mr. Coyle will approach Parks and Rec. Sidewalks were discussed as a possible part of the safety solution.

CVS Parking Expansion: Mr. Coyle spoke of his meeting with First Selectman Rudy Marconi concerning the possibility of expanding parking behind CVS. Discussion ensued. Mr. Coyle will inform Mr. Marconi that the RHA Board is open to discussing the project.

Management Report was made by Mr. Sfraga. The items covered: Occupancy- good. Risk Management inspection was overall good with some issues to be dealt with. Ms. Savery brought up when work items have been approved and the timing of the actual work- discussion ensued. Congregate Entrance bids- two in, waiting for one more, possibly a fourth. Tenant issues of parking improvements, energy improvements and upgrades in apartments; energy efficiency improvements, application for incentives possible due to senior population; Konover trainings for management personnel; budgets coming; possible assistance of Commissioners thru participation on certain projects.

Ms. Savery brought up the installation of flooring at Congregate and computers at BG and Congregate. Mr. Sfraga said flooring is now scheduled for Sept 10-17, that the Congregate computer needed to be sent for updates and installs, and he would pursue a 2nd computer at BG.

Financial Report: Delayed till next meeting.

Tenant Report: Ms. Savery said all aspects covered at this point in the meeting.

Old Business: Tenant Commissioner Election will be run by a third party. Mr. Coyle will approach the League of Women Voters and then the Model UN High School Club.

Catoonah Street RHA plot of land and approaching current Ridgefield Resident caretaking it.

New Business: None

Minutes Respectfully Submitted by Secretary Commissioner Vincent Liscio