

**Ridgefield Housing Authority Board Meeting**  
**Approved Minutes**  
**Wednesday, May 5, 2021 at 8:00AM**  
**Meeting held via Conference Call**  
**Conference Call 351 999 3184 (no code needed)**

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**Commissioners Present:** Frank Coyle, Paul Janerico, Vincent Liscio, John Burke  
**Commissioner Not Present:** Jan Hebert  
**Commission on the Aging:** Debra Franceschini

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The meeting was called to order by Mr. Coyle at 8:00AM

**A Motion to Approve Minutes** from April 21, 2021, as submitted, was made by Mr. Janerico and seconded by Mr. Liscio - all approved.

**A Motion to Approve Financial Report** was made by Mr. Liscio and seconded by Mr. Coyle – all approved.

**A Motion to Adjoin Meeting** was made by Mr. Liscio and seconded by Ms. Janerico – all approved.

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**A Special Welcome:** Mr. Coyle began the meeting by introducing our new Tenant Commissioner, John Burke, and welcoming him to the Board.

**Financial Report:** Mr. Janerico recently distributed the latest results. Vacancies still high.

Discussions/examination will take place with Konover. Mr. Janerico wishes to understand complete process and how we can help. Mr. Coyle stated that the recertification process is moving along well. Large packages were sent to residents which have been onerous for them and require more one on one time. Hope to streamline going forward. United CT applications are in at the state. Mr. Coyle noted that an inventory on refrigerators is in process. Eversource may provide replacement at a lower cost.

**Old Business:**

**Rent Increases:** A proposed rent increase of 2% for Ballard and Congregate on rent and 2% on services at Congregate has been proposed. For General and Meadows, the increases will be to the state allowable limit but not to exceed \$50. Board must approve rent increase after tenant meeting & feedback. Konover has two resident meetings – one on 5/7 and another on 5/10. The Board will vote by 5/19.

**Tenant Commissioner Update:** Mr. John Burke was elected on April 27. There were some write-in votes but not enough to change outcome.

**Pavilion:** Mr. Coyle used his own credit card to order furniture. 2 dining sets will not be delivered for 16 weeks and gliders 7-9 weeks. Ms. Hebert will have draft of suggested signage by end of the week.

**Robo Calls:** Mr. Liscio questioned our interest. Mr. Coyle stated that it looks like something we would do, however, there are other priorities that need to be addressed first.

**Affordable Housing:** Mr. Coyle relayed that the project got funding from State for \$50K for feasibility studies. The Town of Ridgefield and Affordable Housing Authority have the lead, however, RHA should will stay involved.

**Meadows Property Tax Agreement:** Will expire this July and it needs to be extended.

**Backup Coverage – Doug:** There had been an agreement between some local Konover properties to provide backup for Doug but this has stopped and Doug is over extended. A solution will be discussed with management.

**Walkaround Properties:** Mr. Williamson would like walkaround done within the next couple weeks. Special focus on the windows in the Carriage Barn and Ballard Green walkways.

**Miscellaneous:** Bills need to be logged in as received. Question was asked about how long we had Lola assisting with transition. . . it is planned to be through June.

### **New Business**

**High School Talent Show:** Will take place on May 16, 1:00PM, at Ballard Green. Residents should bring their own chairs. A few parking spaces can be roped off.

**Ridgefield Town Fair:** Will be held on June 12, Main Street Sidewalk outside Town Hall area from 10 to 2PM. Each Board member should plan to host one hour. A handout will be circulated. Mr. Liscio believes Mission Statement should be included with contact information.

**Energy Efficiency Study:** A town assessment on RHA's energy efficiency is available. We plan on doing this in several months.

**Food Pantry:** A food pantry that would allow people to take food staples is being considered for Ballard Green. Mr. Coyle would like to offer this up for discussion at our next meeting so he can hear opinions of the residents.

**Internet and Cable Services:** Mr. Burke suggested this a financial burden on all residents. Perhaps going to Comcast and requesting a group rate might be feasible. Mr. Coyle agreed that might be a good thing, but wanted the collection of payments to be directly with residents. The Emergency Broadband Assistance Program offers residents \$50 a month toward this service. Mr. Burke will look into the situation and present his findings to the Board.

The meeting was adjourned by Mr. Coyle at 9:20PM.

Minutes Respectfully Submitted by Secretary Patricia Harney