

Ridgefield Housing Authority Board Meeting
Approved Minutes
Wednesday, July 7, 2021 at 8:00AM
Meeting held via Conference Call
Conference Call 351 999 3184 (no code needed)

Commissioners Present: Frank Coyle, Paul Janerico, Vincent Liscio, Jan Hebert (John Burke arrived at 8:47AM)

Attendees: Debra Franceschini Nancy Higgins, Krisann Benson

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

A Motion to Approve Minutes from June 16, 2021, with typo correction, was made by Mr. Liscio and seconded by Mr. Janerico - all attending at the time approved (4).

A Motion to Approve Minutes from June 25, 2021(Special Meeting), as submitted, was made by Ms. Hebert and seconded by Mr. Liscio – all attending at the time approved (4).

A Motion to Approve Rent Increases at Meadows & General Affordable properties was made by Mr. Liscio and seconded by Mr. Janerico – all attending at the time approved (4).

A Motion to Approve Financial Report was made by Ms. Hebert and seconded by Mr. Janerico – all attending at the time approved (4).

A Motion to go to Executive Session was made by Ms. Hebert and seconded by Mr. Liscio – all approved.

A Motion to Adjourn was made by Ms. Hebert and seconded by Mr. Burke – all approved, 9:40

Financial Report: No financials for June yet. Selectman meeting recently recently continued the waiver on Meadows PILOT for one year. Audit review Wednesday (7/14) 9 am at Ballard.

Discussion on a Konover proposal to raise increases at Meadows & General Affordable for residents who are more than \$200 below the state mandated allowable rent from \$50/mo to \$100/mo. In addition to improving the financial situation at RHA such increases would bring all residents in the same properties closer to the same rents. Any larger increase, although permissible, could impact those effected. The following resolution was approved (4-0).

All residents \$200 or more below the allowable rent limit (the state not to exceed mandated level) at Meadows & General Affordable properties will get a \$100/mo increase on their lease renewal date with 30 days prior notification. All other residents at these properties will get a maximum increase of \$50/mo. Residents with rents above the allowable limit will be reduced to the allowable limit.

OLD BUSINESS:

After the June 25th walkaround, the following items were listed in suggested order of priority.

Ballard Walkways to be executed and monitored by Mr. Williamson and chosen contractor in a couple stages – (1) most in need; (2) second wave.

Carriage Barn Windows (and door) – Work order needs to be developed and quotes obtained **Meadows Steps Need Repair** – Between buildings 6 and 7 and between 8 and 9 at the top.

Fill-up Switches at Ballard Green – Doug to handle in stages

Congregate Tower Facing (Elevator) and Roof Repairs

Congregate Gazebo and Generator Roofs

Ballard Green Cameras – Need to add some additional cameras especially near CVS entrance. Mr. Liscio suggested he look at original contract.

Further items discussed: Walkways at Prospect and General. Side door walkway at Congregate should be removed. Sliders have been delivered at Ballard and put together. Emergency Plan still in progress.. Address late payments – about 10 people – 2/3 in General, are involved. The 90 days amount is \$34K.

NEW BUSINESS:

Phone Calls going into office. Mr. Liscio suggested that some sort of log or accounting plan be devised to identify calls into office, when they are answered, and they are resolved with dates. Continues to be complaints concerning this.

John Burke has written a letter to an Executive Senior VP concerning his quest for affordable Internet and Cable services. He will keep all updated.

OLD BUSINESS:

Mr. Burke still has not received his recertification and knows of others that are experiencing the same. This remains an on-going problem.

EXECUTIVE SESSION COMMENCED WITH RHA BOARD MEMBERS ONLY... ended session at 9:40

The meeting was adjourned by Mr. Coyle at: 9:40 AM

Minutes Respectfully Submitted by Recording Secretary Patricia Harney