

**Ridgefield Housing Authority Special Board Meeting**

**Approved Minutes**

**Wednesday, April 6, 2022 at 8:00AM**

**Meeting held on Conference Call**

**351 999 3184**

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**Commissioners Present: Vincent Liscio, Frank Coyle, Paul Janerico, John Burke, Jan Hebert**  
**Attendees: Krisann Benson, Kirk Carr, Nancy Higgins**

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The meeting was called to order by Mr. Liscio at 8:01AM

**A Motion to Approve Minutes** from March 16, 2022, as written, was made by Ms. Hebert and seconded by Mr. Janerico– approved by a vote of 4-0-1 (Mr. Burke abstained)

**A Motion to Approve Financial Report** was made by Mr. Coyle and seconded by Ms. Hebert, approved by all.

**A Motion to Adjourn to Executive Session** was made by Ms. Hebert and seconded by Mr. Burke. Approved by all.

**No Votes Taken at Executive Session**

**A Motion to Adjourn** was made by Ms. Hebert and seconded by Mr. Burke – all present approved. Mr. Janerico left meeting at 10:00AM

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**Financial Report:** was presented by Mr. Janerico. Previous report was sent out to Board. Budget higher than expected due to expenses such as snow removal and insurance. Also, accrual from 20-21 estimate didn't get paid and reoccurred in March under present year (liability). Tax returns completed for LP and Audit. Will do follow up on improvements with Konover and will set up a meeting in two weeks to discuss status updates.

**Old Business:**

**Ballard Walkways and Windows:** RFP not ready as yet. VL will follow and also note why it's taking so long. Mr. Janerico recommended a vendor to Mr. Williamson and a preliminary discussion has taken place.

**Thrift Shop:** Mr. Coyle reported that the Thrift shop awarded RHA \$12K, lower than applied for. Mr. Liscio has a friend in IT that might be able to assist with determining use for funds and Mr. Burke will also get involved to assist with planning for use of monies available. Mr. Burke will also do survey on internet/cable interest to learn what the residents would prefer.

**Emergency Plan and Pavilion:** Ms. Hebert reported that sign for Pavilion has arrived and will set up a "ribbon cutting" in the nicer weather. She also requested Mr. Williamson's help in reaching out to Kim concerning status of the Emergency Plan.

**Solarizing** –Mr. Janerico stated that he plans to have a Pemko update but time hasn't permitted an on-site inspection up to now. However, there are a couple other things that might take precedence. It has been recommended by Rudy Marconi that he meet with Dwayne Escola, electrical engineer who is retired from solar business but with a wealth of information to share, and also Jake Mueller from Town of Ridgefield. They are very positive about this concept for now and the future. Eversource has a number of programs that might be worthwhile. We just missed one, but there will be another next February. It's recommended that we start with energy audits that we can coordinate with Konover – typically \$50 each – but we have to learn how the monies will be charged. Will work with Dwayne who mentioned a number of incentives that might be available.

**Miscellaneous Points –**

RHA Web Presence – sent to Andrew at IT Ridgefield. Mr. Williamson supplied Mr. Liscio with applications to be placed on Web to download but they have to be printed and returned because live signature is needed. Tony Phillips Social Services also recommended some points for the website. We do have to wait in queue for our turn.

Congregate Elevator, signs at Ballard Green and Laundry at Prospect Ridge still pending, although Laundry may be completed at this point. Will check on Robo system and updated “Life Expectancy” in the Capital Needs Assessment, due at May 18 meeting.

**New Business:**

**Bakery Items:** Thank you!

**Pamphlet at Town Hall:** Concerning FOIA and Executive Sessions and their content (special matters, lawsuits, personnel, contracts) have been documented in a small hand pamphlet for each member of the Board at the Office. Please stop by to pick up. Also available at Town Hall. Excellent insight with valuable information. Mr. Liscio listed several of the items contained in the brochure to indicate type of information contained therein.

**Alternates:** It was suggested that the Board bring on two alternates that would sit for meetings, but not have voting rights unless representing a board member. They would do the work of commissioners but not effectively be commissioners. Mr. Coyle wasn't sure the State would sanction this for housing authority boards but a couple members liked the concept enough to request it be pursued.

A request was made that the Board adjourn to Executive Session at 8:50AM

Mr. Liscio closed meeting at 9:52AM with No Votes being taken. Board returned from Executive Session

Board moved back to regular session at 9:53 with one more new item. The Alternative H.S.: Under discussion was the possible expansion of the Alternative H.S. building to include its patio area as an enclosed place. More information will be sought from the Superintendent of Schools so we can understand it more thoroughly and present it to the Residents also.

Minutes Respectfully Submitted by Patricia Harney, Secretary.

**NEXT MEETING APRIL 20, 2022**

**Minutes available in Hardcopy at Konover Office, Gilbert Street, or with this link on Town site:**  
**<https://www.ridgefieldct.org/housing-authority>**