

**Ridgefield Housing Authority Special Board Meeting**

**Approved Minutes - Revision 1**

**Wednesday, May 4, 2022 at 8:00AM**

**Meeting held on Conference Call**

**351 999 3184**

---

**Commissioners Present: Vincent Liscio, Frank Coyle, John Burke**

**Commissioners Absent: Paul Janerico, Jan Hebert**

**Attendees: Krisann Benson, Nancy Higgins, Debra Franceschini**

---

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

**A Motion to Approve Minutes** from April 20, 2022, with change in resident comments, was made by Mr. Burke and seconded by Mr. Coyle. All Board Members present approved.

**A Motion to Approve Resident Commissioner Report** was made by Mr. Coyle and seconded by Mr. Liscio – all Board Members present approved.

**A Motion to Adjourn** was made by Mr. Burke and seconded by Mr. Coyle – all present approved

---

**Financial Report:** Due to Mr. Janerico's absence, no report was made today.

**Resident Commissioner Report:** Xfinity meeting held and they are preparing a proposal that would include a router plus flex box (such as firestick) for each tenant. This would be a different type system from other companies. Meeting concerning utility allowance (no raise for BG) will be held on Monday with Bob, John and Paul.

**Old Business:**

**Ballard Walkways and Windows:** RFP completed for Walkways and given to Mr. Liscio to read.

Ask Mr. Williamson if it has gone to bid yet.

**Alternate HS-** Nothing new to report.

**Thrift Shop:** WIFI update given by Mr. Burke but nothing further new.

**Prospect Ridge Laundry:** Mr. Liscio to ask Mr. Williamson for an update.

**Fire Department:** Mr. Janerico and Mr. Coyle to meet next week with Mr. Williamson on expense of \$40K. Mr. Coyle suggests practice of having Board approval on any expenses exceeding \$5K in the future. They also discussed late rental payments which is a fair amount of money. Mr. Williamson on top of it. Some issues due to change in protocol for UniteCT. Develop plans for those not paying or not on a payment plan moving forward.

**Emergency Plan and Pavilion:** Ms. Hebert absent from meeting today. Update will be done next meeting.

**Solarizing** –Charging Stations – waiting for updates from Eversource, etc. Couple Pemko questions: Energy Audit ordered?? Reduce size of need for solar and benefit bottom line. Timing – currently focused on Ballard Green – lightly involves carport parking.

**RHA Web Presence:** Nothing new to report. In cue.

**Community Room Update:** Nothing new to report.

**New Business:**

**Rent Adjustment:** Discussion about proposed 5.5% increase at Ballard Green and Congregate and the

\$50 to \$100 (max) increase at Meadows and General. Inflationary pressures require these increases but

there will still be pressure to use the emergency reserve to balance expenses. The Social Security increase in 2022 was 5.9% and inflation may exceed 8.5%. Feedback from 3 resident meetings will be considered in deciding the increases at the next board meeting.

Mr. Coyle offered the following estimated impact on residents (assuming no change in income and medical expenses): At Ballard Green, 50% of residents are subsidized and at Congregate almost 95% are subsidized and; unlikely to see much increase At General roughly 1/3 at General will see a \$100 increase, 1/3 \$10 - \$50; and, 1/3 less than \$10. Meadows roughly 1/2 people would see \$100, the rest \$50 or less.

Mr. Burke mentioned a program being offered by the DOH of CT which would possibly give a monthly allowance to RHA. Mr. Burke preparing a memo for Mr. Liscio documenting. Tenants at Ballard Green and Congregate waiting for subsidy letters and at General and Meadows, their anniversary date is their date of increase. Mr. Liscio hoping to be on each of three upcoming resident meetings on the rent increases.

**Resident Correspondence:** A group of residents from Ballard Green wrote the Tenant Housing Commission about the mention of a potential additional housing complex adjacent to Ballard Green. This is just a discussion at this point, but there is a process with many steps and approvals needed before something like this can happen. There might also be a density issue which could affect this suggestion. Mr. Burke monitoring but this has been handled with residents as of this time.

**ARPA – Federal** Monies have been given to the Town of Ridgefield and a task force has been assembled to consider distribution. RHA has requested consideration.

**Recording Secretary and Recording Commissioner Secretary:** Will discuss in more detail next week when Ms. Hebert is in attendance.

**“Community Den Grant”** -Benefit for low and moderate income – Mr. Burke will research.

Meeting Adjourned at 8:40AM.

Minutes Respectfully Submitted by Patricia Harney, Recording Secretary.

**NEXT MEETING MAY 18, 2022**

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