

Ridgefield Housing Authority
Ridgefield, CT 06877

RHA Approved Meeting Minutes
Wednesday, June 7, at 8:00AM
On Conference Call
805 706 5480

Commissioners Present: Vincent Liscio, Paul Janerico, Jan Hebert, John Burke
REM Staff: Wade Rockwood
Residents: Barbara Beaulieu, Krisann Benson, Nancy Higgins,

Mr. Liscio called the meeting to order at 8:00AM and stated that there would be no Motions/Votes taken at this meeting. They would take place at the meeting on June 21. He then asked Mr. Rockwood to begin his update.

Management Report:

Property Update

Vacant Units - We have (1) vacant unit for Ballard Green that has lease in process. We will be at 100% for Ballard Green once it is filled. We have (2) vacancy in Congregate. We have a move in on June 29th. We are actively showing the last unit. We have no upcoming vacancies for Congregate. We have (2) vacancies in General Apartments, one is filled with move in on the 22nd, a second unit is in lease process. We have 2 vacancies opening up this month. There are no vacancies in Meadows. Overall, we are at 97% occupancy.

Delinquency - We continue to send out collection notices and perform phone outreach. We have several residents on payments plans to bring their balance current.

Legal - We have 2 Notice to quit, and 1 court ordered stipulation agreement.

Annual Recertifications - We have been scheduling lease renewal signings with residents of Ballard Green and Congregate with a renewal date of July 1, 2023.

Work Orders 68 submitted and completed

Monica Stromwell sent out report yesterday updating the resident activities being offered for the month of June of which there are many. Garden club building raised beds for residents to use, Catholic Charities doing presentation, as well as RVNA, Ridgefield Orchestra, Aldrich Museum. Also, BBQ/KofC with details to follow. Mr. Liscio praised Ms. Stromwell for her work and appreciated how many residents applaud her and Mr. Rockwell for their fine support.

Ms. Hebert asked about the Legal process.

Financial Report: Mr. Janerico stated that he received March/April statements and is going through with differences that need to be explained. Budget doesn't match up with actual.

Audit Report - Mr. Janerico spoke with Jason and audit largely done. Targeted for 3rd week in June. Should have completed by July meeting.

Mr. Burke questioned items on the recent reports. Looks like we are running at a loss, Management Fees high, what is DECD on Mortgage, GA Misc.? Mr. Janerico stated that he is sorting through these things and some items unknown. The reports don't match the way they used to be. A meeting will be set up with Renee, Wade, Robert Weiss and Mr. Janerico to learn how data is being presented. We knew the transition would be complex.

Tenant Commissioner: Mr. Burke itemized his focus for today's meeting with the following:

1. Thursday evening, I have volunteered to bring my laptop to the community room at Ballard Green for various person to join in the ZOOM meeting of the inland wetlands board concerning 27 Abbott Ave. So, anyone that would like to be on the ZOOM meeting, please join us in the Community Room (WIFI good?) before 7:00PM 06/08/202

2. Recertifications are done and I believe most everyone that is up for renewal on 07/01/2023 got a rent increase. It was expected. My question is why the utility allowance stayed the same at \$95?

3. Meals on wheels, I propose Meals on Wheels looks for another place to continue its business as they have seemed to need additional space. What is that building RHA owns near Prospect Ridge?

4. In Ballard Green, I will bring up again the HUD rule that units at RHA must be the only primary residence and that a tenant may not simultaneously maintain another primary residence. Reference to units at Ballard Green C3 and D8.

5. Are the sidewalks at Ballard Green a bygone issue. Where has that \$300,000+ ARPA money gone? Haven't seen a financial statement this year, 2023.

Comments on Tenant Commissioner items.

ARPA funds, where are they – Mr. Janerico stated the funds are located in RHA and not the LP at this time.

Discussion on utility rates not increasing this year, however, apparently, they need approval. Two units in Ballard Green need to be occupied by residents and not be used for any other purpose.

Mr. Liscio advised that they are now moving into Executive Session.

Continuation of RHA Board Meeting Minutes as of 8:30 AM, June 7th: 8:30 AM the Board moved in to Executive Session to discuss Legal Matters as per the agenda. 9:32 AM the Board moved back in to Public Session. Our residents that were on the call earlier, all rejoined the call. The Recording of the call was started again. It was mute during Executive session.

Agenda Items dealt with:

Old Business:

BG Signs and Map: No update.

Chairs for Congregate: Mr. Liscio commented on the resident gathering and presentation of the chairs thru the efforts of RSC Monica and E.D. Wade, how well the chairs were received by the residents and the artwork that was portrayed. Many thanks, and kudos to Monica and Wade. Well Done!!!

New Commissioner Opening: Mr. Liscio informed everyone on the call the Mr. Ed Baird would be going in front of the Board of Selectmen this evening for interview and approval. Mr. Baird brings a strength to the Board that it does not currently have. That being his highly experienced position as an Engineer that has managed many and varied projects. This will be a great positive for the RHA Residents as we move forward with the upcoming CNA and any delayed maintenance items that have backed up due to the Covid supply chain and contractor situations and that need addressing. We look forward to Mr. Baird's Commission.

Capital Improvement Needs/CNA Update: Mr. Janerico informed us that the process is scheduled to begin within the next week. This is good news and will help the Board in making decisions in planning how to move forward with what projects, at what time and be able to appropriately budget for them. As the financials fall in to place and the CNA is complete, discussions with E.D. Wade and our excellent Maintenance Manager Doug will continue and proper decisions will be made. Again, we feel that Mr. Baird's expertise will be of great value here also.

National Charity: Ms. Hebert notified the Board that she has received a \$2000.00 check from National Charities of which we are EXTREAMLY grateful for. Ms. Hebert will work with RSC Monica to decide how best to utilize these funds for our Resident's benefit. Again, thank you to National Charities and Thank You to Ms. Hebert for her follow thru in attaining this Grant money. Well done, Jan!!

Alternate HS Plans: There has been no new news or contact via email with RHA concerning this.

Solarizing/Energy Project/tax credits: Mr. Janerico informed us that he and Mr. Coyle have had meetings with Dwayne Escola, a town volunteer, consultant and expert on these items. Both Mr. Coyle and Mr. Janerico are impressed. There have been discussions on Tax Credit possibilities for the project. The project will be put on hold until after the CNA is complete. Discussion on Heat Pumps was also a

subject of interest for the benefit of our Residents. We heartily thank Mr. Coyle for his involvement and Mr. Janerico for his exhaustive efforts.

Other: All these items are on hold till after the CNA and the Recertification's are complete. Also, after the Vacancies are addressed (this is moving in a very positive direction via the hard work of E.D. Wade and his staff). A mini discussion ensued on Ballard Green Walkways and thoughts on how to proceed.

New Business:

27 Abbott Ave Wetlands Notification and Upcoming Public Hearing. Mr. Burke has graciously volunteered to set up a Zoom meeting room in the Ballard Green Community center to participate in the on-line meeting of the Wet Lands Commission so that any of our Residents may attend. He is armed with letters of concerns from Residents for the meeting. This property abuts RHA property. Thank you VERY MUCH John for setting this up and all your efforts.

The meeting was ended promptly at 10:00.

RHA Minutes Respectfully submitted by Patricia Harney, Recording Secretary.

Next Meeting June 21, 2023 at 7PM

Minutes available in Hardcopy at REM Office, Gilbert Street, or outside REM Office at Prospect Ridge, or with this link on Town site:

<https://www.ridgefieldct.org/housing-authority>

Audio/video link: <https://fccdl.in/fY55O6p25E>