

REGULAR MEETING – February 10, 2022

Chairperson Karen Roy-Guglielmi called the January Regular Meeting of the Housing Authority to order at 1:00 pm. Attendance upon roll call:

PRESENT: Chairperson Karen Roy-Guglielmi, Commissioners; Susan Bannon, Kathleen McCarthy, Carl Shaffer, Sean Hadden, Executive Director, Betsy R. Soto, Finance Manager, Wendy Ng & Facility Manager Michael Patrick

ABSENT: NONE

Public Comment: Michael Wendus, non-housing resident spoke about his concern for residents. He read the article from Journal Inquirer regarding the one resident who lives on the 4th floor and how she said Court Towers was infected with cockroaches. He commented on resident heat utility bill. Chairperson informed Mr. Wendus that residents do not pay for heat. VHA pays for all utilities. Michael withdrew the heat concern as he was not aware that all utilities are paid by the Vernon Housing Authority. He referenced a ramp at Franklin Park East and other tenant concerns. Because of the misinformation, misconception and or misinterpreted information being expressed during public by Mr. Wendus, Executive Director, Betsy R. Soto informed Mr. Wendus of the release of information form. If signed by those individuals he's referenced in his comments, she may further discuss with him.

Laurie Jeffers from 6D Court Towers-Ms. Jeffers expressed her disappointment in the 2/5/22 JI article as she and other residents did not agree with what was said in the newspaper. Many residents including herself were very upset as no one had never seen a cockroach. She stated she was questioned by the reporter, and she informed the reporter that she had never seen a cockroach, but that wasn't mentioned in the article. Ms. Jeffers mentions that she and others had never seen any type of insect since living at the facility. States how the maintenance department sanitizes the facility, keep floors clean, including the vestibule, lobby, hallways, elevators, laundry room, etc. and the great job they do. She informed the board of commissioners that many residents feel the same. Residents love their unit, where they live, they feel safe and appreciate what the VHA staff does and continues to do for them.

Executive Session: A motion was made by Commissioner Carl Shaffer to enter Executive Session. Commissioner Sean Hadden seconded. All present voted for the approval of the motion. Motion carried. The Executive Session for purposes of the Executive Director's Performance Review started at 1:15 pm. Executive Director, Betsy R. Soto, Finance Manager, Wendy Ng & Facility Manager Michael Patrick all were requested to leave the Executive Session. At 2:50 pm Executive Director, Betsy R. Soto, Finance Manager, Wendy Ng & Facility Manager Michael Patrick were invited back to the meeting. No motions made outside the Executive Meeting.

MINUTES: A motion was made by Commissioner Sean Hadden to adopt the January 2022 Regular Meeting minutes as offered. Commissioner Susan Bannon seconded. All present voted for the approval of the motion. Motion carried.

BILLS: After review and discussion of the invoices paid, Commissioner Susan Bannon made a motion to approve the payments. Commissioner Carl Shaffer seconded the motion. All present voted for the approval of the motion. Motion carried. The checks approved were: Revolving #68013-68050; Federal #25201-25219; Franklin Park East #1677-1680; Windermere Court #1850-1854; State #15259-15262; Congregate #12936-12953; HCV# none and Local #3399-3410. The Housing Authority's credit card invoice was reviewed and approved along with the bills.

Cash Report: The Cash Balances were reviewed with the Board of Commissioners.

Occupancy Report: The occupancy report was reviewed with the Board of Commissioners by Executive Director, Betsy R. Soto.

EXECUTIVE DIRECTOR'S REPORT: Presented by Ms. Betsy R. Soto

Grove Court Major Renovation-Currently working on an RFP for a design professional.

Grove Court VMS (Camera) Project -Project started in December. Wiring 60% complete. Project in progress.

Grove Court Project Major Renovations - ALTA Survey-Survey 65% complete.

Grove Court Project Major Renovations - Environmental Survey-Phase I Environmental Site Assessment complete. Phase II is in progress.

Congregate-Replacement of Gazebo-Project to commence in the Spring.

Becker Place-All abatement complete, garage has been demolished and roof complete.

Local Section 8 - The department ended January with a count of 315 HCV, 9 less from the previous month. The Section 8 program is working diligently towards the continuance of increasing the program to maximize the number of participants on the program.

State of Connecticut DOH-Housing Choice Voucher and Rental Assistance Programs: The Department ended January with a count of 1,137 vouchers and RAP state certificates, 9 more from the previous month. The program is working towards accuracy in both programs and getting full participation from clients.

Francis Pitkat Congregate Living Center-Our Bulletin Board consists of the following: Monthly menu provided by Glendale Senior Dining, Weekly Bus Schedules, Monthly Vernon Senior Center Newsletter and interesting articles, games and puzzles, the weekly lunch menu and activity calendars. Other postings are frequently added to the bulletin board. Every Tuesday of every week community volunteer's deliver bread & pastry from Stop & Shop or Shoprite. This is a service that the Residents look forward to receiving on a weekly basis. HVCC "Dial a Ride" provides transportation to the residents such as grocery shopping and doctor's visits. HVCC Food Pantry provides weekly deliveries. Vernon Senior Center provides weekly transportation for grocery

shopping. UCONN-SNAP-Ed Program through their Dept. of Allied Services provides Pitkat with monthly information for nutritional wellness for our Residents. Homebound Reading Program with the Rockville Public Library continues to be a successful and rewarding program for the Residents. We also have Pitkat Book Club that our Residents enjoy participating in. The staff celebrates and acknowledges the residents by giving them a birthday, get-well or sympathy card. The cooks continue to bake a monthly birthday cake. Residents utilize the Living Room to meet up with friends for a chat. Fulfilling exercise regiments by walking both inside and outside the facility. Vaccine Clinic held on January 14, 2022 – 34 Boosters were administered.

OLD BUSINESS: 2022 Federal Budget Revisited-Tabled

NEW BUSINESS: Housing Associations Conferences-Executive Director provided the Board of Commissioners a list of the housing associations positions she currently hold and all 2022 in state and out of state trainings and conferences. These positions allow her to continue advocating for public housing and refining her expertise in housing. Connecticut Chapter of the National Association of Housing (CONN-NAHRO), New England Regional Counsel of NAHRO (NERC-NAHRO), National Association of Housing and Redevelopment Officials (NAHRO) and Housing Authority Insurance Group (HAI). Executive Director requested authorization to attend all conferences listed for training, networking, and committee obligations. A motion was made by Commissioner Susan Bannon to approve the request as presented. Commissioner Kathleen McCarthy seconded. All present voted for the approval of the motion. Motion carried.

INFORMATIONAL: Resident Thank you Letter-residents sincerely thank the service VHA provides and for providing COVID19 Vaccines and Booster shots.

N95 Mask – The Vernon Housing Authority gave out the N95 Masks to all VHA residents. Made possible by the Town of Vernon and Town of Vernon Fire Department.

The next meeting will be the March 2022 Regular Meeting which will be held on March 10, 2022, at 21 Court St., at 1:00 pm in the Community Room.

The January Regular meeting was adjourned at 3:17pm on a motion by Commissioner Sean Hadden, seconded by Commissioner Carl Shaffer. All present voted for the approval of the motion. Motion carried.

Respectfully Submitted,

Betsy R. Soto,
Executive Director, PHM, VEM