

REGULAR MEETING – June 13, 2024

Chairperson Susan Bannon called the June Regular Meeting of the Housing Authority to order at 1:00 pm. Attendance upon roll call:

PRESENT: Chairperson Susan Bannon Commissioners Carl Schaefer, Sean Hadden, Steve Wakefield and David Howey, Executive Director Betsy R. Soto, Wendy Ng, Michael Patrick.

ABSENT: None

Public Comment

John Smith, Wind. #39, questioned David Howey appointment to the Board of Commissioners as tenant commissioner.

Ian Mills, FPE#14, noted the good landscaping work during the last few months.

Heidi Howey, Grove St. #46, expressed the displeasure with the Grove Court renovations.

Arthur Swanson, wind. #12, Provided the board with forms, several complaints.

MINUTES: On a motion made by Commissioner Sean Hadden the Regular meeting minutes of the May 9, 2024 & Annual Meeting, were approved as read; second by David Howey. Vice Chairperson Carl Schaefer abstained. With the vote being 4 ayes and 1 abstention, Motion carried.

BILLS: After review and discussion of the invoices paid, approval of motion will be carried out to the next meeting pending on credit card expenses. The checks paid were: Revolving #69292-69340; Federal #25870-25890; Franklin Park East #1803-1806; Windermere #2083-2092; State #15509-15516; Congregate #13642-13666; HCV# none and Local #3563-3575. Chairperson Susan Bannon questioned check#13642, #69296, #13640, Facility Manager explained; Commissioner Sean Hadden check#69304 & 69305, Finance Manager explained. The commissioners accepted. No further questions on all paid 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 Ms. Soto.

Executive Director Report: Grove Court Major Renovation – Bldg. #7 under construction. Sitework is ongoing. Contractor reports that construction is currently on schedule. Tenants continue temporarily relocated out of Bldg. #7. The proposed day of completion is 7/3/2024. Next meeting is scheduled for 06.12.24. Exterior Doors &

Storm Doors at Franklin Park West, and Storm Doors at Franklin Park East-Five (5) A&E proposals received. Project has been awarded to Amaya Architects. Franklin Park East Roof Replacement-Pending close out documents.

Franklin Park East, West, and Windermere Signage Project- Pending. We are waiting for the 2024 CFP funding from HUD before the contract can be signed.

Court Tower - Eagle Environmental has been awarded a contract for LEP services. Request for Proposals for Relocation Specialist under review. *Currently Pending.*

Emergency Safety & Security Grant (ESSG)-Grant application for AMP-001 Exterior Doors and Deadbolts has been submitted. *Currently Pending.*

All Federal Properties – Smoke Detectors-All properties have been reviewed for compliance with new NSPIRE smoke detector requirements. To meet this new regulation and compliance, we will be installing new 10-year lithium smoke detectors in the additional areas now required prior to October 1, 2024.

Local Section 8 - The department ended May with a count of 371 HCV, 11 up 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 Program - The Department ended May with a count of 1,082 Vouchers and RAP state certificates, 34 less than the previous month. The program continues to work towards accuracy in both programs, removing unresponsive clients of the program, and getting full participation from clients.

Congregate Facility Report: Health and Wellness programs: UCONN-SNAP-Ed Program through their Dept. of Allied Services provides Pitkat with information about nutritional wellness for our Residents. Residents enjoyed the weekly exercise/balance chair yoga with Jeanne. We continue to search for additional health and wellness programs available to the residents. Many of our residents are homebound, so we really appreciate the volunteers who make the time to come to the Congregate and help the residents with much needed assistance.

Other services offered are: The 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 which our residents appreciate and enjoy. HVCC "Dial a Ride" provides transportation to the residents for grocery shopping and doctor appointments. HVCC Food Pantry makes weekly deliveries to residents. Vernon Senior Center provides weekly transportation for grocery shopping. On Tuesday the residents can partake in a food share distribution. Residents can then get part of the food they need. Also, every other Tuesday, volunteers deliver bread and pastries from Stop & Shop or Shoprite. Cornerstone provides all residents with a wide selection of nutritious foods such as meat, dry goods, bread, cereal, fresh fruits, frozen foods, and so on.

Regularly scheduled activities: Residents enjoyed music with Sandy in the downstairs seating area.

On Mondays, residents enjoy Arts and Crafts classes led by Pitkat RSC professionals. Residents enjoy "crazy" Bingo on Tuesdays and Thursdays, which is arranged by Pitkat RSC staff, and bingo with volunteer Susan on Wednesday afternoons. Winners will get a \$5.00 gift card to Stop & Shop. Residents enjoy popcorn and a movie on Friday. Residents select a movie after lunch and are given a popcorn snack to eat while watching. On Saturdays, residents enjoyed arts and crafts with Cindy. On Thursday, May 30th, residents enjoyed "Pet Therapy" and were thrilled to spend time with Mazzie and their pet owner Karen. The time spent with Mazzie was a pleasure for the residents that came. Residents also love solving puzzles and playing board games in the parlor or sunroom. The Vernon Housing Authority sent birthday cards to residents who celebrated their birthdays. On May 29th, Glendale Senior Dining prepared a lovely sheet cake for dessert in the dining room, and everyone sang "Happy Birthday". Six birthdays were celebrated in May. Our Bulletin Board area serves as a "Communication Gateway" for Pitkat residents, keeping them up to date on essential Pitkat and community activities. Our Bulletin Board includes the following: Glendale Senior Dining provides a monthly menu, weekly bus schedules, a monthly Vernon Senior Center newsletter, as well as intriguing articles, games and puzzles, a weekly lunch menu, and activity calendars. Other postings are often added to the bulletin board.

Old Business: None

New Business:

CMERS (pension) percentage increase 7/1/2024. Employers' contribution rate will increase from 15.85% to 16.68% employees' contribution rate will increase from 4.75% to 5.25% starting 7/1/24. The change implemented from Public Act 19-124 went into law on 6/28/19. The Executive Director recommended a one-time pay increase of 0.5% for all employees to offset the pension rate increase effective 7/1/2024. After a short discussion Commissioner Sean Hadden made a motion NOT to approve the 0.5% pay increase to offset employee pension increase as read; second by David Howey. All present voting for approval of the motion. Motion carried.

Elections: Chairperson Susan Bannon turned the meeting over to Secretary Betsy R. Soto. The first order of business is the Election of Officers for the coming year.

Commissioner David Howey nominated Sean Hadden as Chairperson; Commissioner Steve Wakefield seconded the nomination. With no other nominations heard, the vote was 5 ayes. Motion carried.

Commissioner Sean Hadden nominated Carl Schaefer as Vice-Chairperson; Commissioner David Howey seconded the nomination. With no other nominations heard, the vote was 5 ayes. Motion carried.

The Executive Director is the Secretary per the By-Laws of the Board. Executive Director Betsy R. Soto congratulated the newly appointed officers.

Informational:

HUD SEMAP Score 100%- received letter from HUD, notice VHA have perfect score on HCV.

Updated BOC lists. The Board of Commissioner list was updated, and commissioners were provided with a copy.

Executive Session: At 1:42 pm, Commissioner Sean Hadden made a motion to move into Executive Session; seconded by Commissioner Steve Wakefield. All present voted for the approval of the motion. Motion carried. Wendy Ng left the meeting and Executive Director, Betsy R. Soto stayed and discussed PHA Incoming calls.

At 2:03 pm, returned to a regular meeting. Mrs. Ng returned to the meeting.

Commissioner Sean Hadden called for an adjournment of the meeting, but Commissioner David Howey wanted to add his tenant commissioner report in the meeting.

Commissioner Sean Hadden rescinded his adjournment. Commissioner David Howey made a motion to add a tenant commissioner reports on to the Board of Commissioners Regular Meeting Agenda's, seconded by Commissioner Sean Hadden. All present voted for the approval of the motion. Motion carried.

Tenant Commissioner Report – Renters Rebate tenant robocall missed by some residents and to follow up with the social services department. Spoke against the Grove Court Renovation, walls and ceilings not being removed.

The next meeting will be the July Regular Meeting which will be held on July 11, 2024, at 114 Franklin Park West, Vernon, CT 06066, Community Room at 1:00 pm.

The June Regular Meeting was adjourned at 2:10 pm on a motion by Commissioner Sean Hadden; seconded by Commissioner Carl Schaefer. All present voted for the approval of the motion. Motion carried.

Respectfully Submitted,

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Betsy R. Soto, PHM, VEM  
Executive Director