

Housing Authority, Town of Plymouth

MINUTES – June 20, 2016 - MINUTES

The regular Meeting of the Housing Authority of the Town of Plymouth was called to order at 6:02 pm in the community room at Gosinski Park by Chairman Vin Klimas. The pledge was recited and the roll was called. Commission members present were:

Heidi Caron	Mike Drozdick	Harold Sturgeon	Vin Klimas
Beth Reese		Councilman J. Pajeski	

Minutes

Vin questions the "Legal Opinion" paragraph—it states "no clear cut term". He says it was clear cut. Discussion. Motion to approve the May 25th minutes by Mike as presented, second by Harold. Motion passed.

Guests:

Housing company DeMarco – Karen, several residents, Att’y Wrona

Public Comment

Commissioner Heidi Caron has a letter from a resident pertaining to the resident commissioner on the board. Wondering about Ms. Reese and when they voted for her two years ago and she opened the ballots and questions if she possibly threw some away or what. **George unit #50**—says there was a vote. Powers that be weren't happy but it was what the majority of the people wanted. He feels he was squashed last month when he wanted to speak. Vin would like comments about this issue to wait till agenda item 7. **Katie unit #32**- on 6/8 she continued to complain about a stump in her front yard. It was covered with loom but not good enough. Would have liked it removed years ago but nothing was done when she asked the past housing authority chair. It was finally removed today. Recently her dog got hurt on it and now the dog needs \$3-4k surgery. The mailman tripped on it also. Katie would like reimbursement for the dogs' surgery. The insurance comp. is aware of this and is looking into it all. Vin states there will be an answer by the next meeting. Katie needs the money in two weeks due to the cost of the surgery. If he can't walk she will have to put him down. The mailman never filed, the post office covered his injury. **Carol unit #35**—would like to see everyone just be friends. Stop arguing about who the resident commissioner is/should be. Let's just be friendly to everyone not so critical. Not fair that they have to choose sides between Beth and Avis ... They approach everyone to ask for your support. Vin explains that there are new by-laws that will address all of this. It will come up at agenda item 10. He also states that they are trying to have gatherings for holidays etc. Another resident states that this is supposed to be a comfortable senior retirement village. Too much pressure to elect a resident commission member.

PLYMOUTH, CT
 TOWN CLERK'S OFFICE
 RECEIVED FOR RECORD
 16 JUN 27 PM 4:17
 Heidi Caron, Pajeski
 TOWN CLERK

Park Holiday Celebrations

Commissioner Heidi Caron states that from 5-7 on July 6 there will be a party with the Old Time Fiddlers as musical entertainment. **Motion to approve spending up to \$600 for food, paper products and a band by Chairman Vinny. Second by Commissioner Mike. Motion Passed.**
Motion by Chairman Vin to move agenda item 7 up next. Second Commissioner Heidi. Passed.

Legal Opinion regarding resident member. Chairman Vin questions the State Supreme Court opinion. See Page 13 of the packet he passed out to everyone.

Michael Wrona- Disputes what Chairman Vin is questioning saying that the courts states requirements you have to follow. Appoint for 5 yrs. He is thinking Vin wants the election declared invalid. This must meet two requirements 1 substantial violations 2. As a result the viability is in question also. i.e.: if the residents thought they were voting for 3 yrs. but it was really 5 yrs. Residents would be the ones to bring this issue forward. Several Residents state that it's obvious that the board of commissioners would like to get rid of Beth so this is a big issue with the board. No matter what the lawyer says. There were a lot of questions about everyone's term not just Beth's.

Beth states she has talked to Mike Santoro and he sent an email stating terms are 5 years. Not knowing exactly what the ballot states, she should be on for 5 yrs. starting in 2013. Vin hasn't talked to Mike. But would like Mike to get his package. Atty Wrona states having the wrong time line on the ballot does not invalidate the election.

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Discussion on legal opinions and state election laws. Vin vs Atty. Vin likened US Constitution with "recall" abilities like the town charter.

Beth—talked to State DOH says it's the duty of a commissioner to uphold the state statutes and housing authority rules. She believes she was voted to fill an unexpired term till 2018.

Daniel F.

Listing agent for house on 2 Field St. Chairman Vin states foreclosure sale is July 9th. Considering buying this property. It's a short sale. Hopefully no auction. Had offer but was rejected by investor. Appraised at \$175k. Lots of question now. Questions what to use it for. Will tour it tonight.

Recess to tour 2 Field St. at 8:15

Back in session 7:40

Peter states zoning cannot stop housing authority from using this property. But need a public hearing. Talks about funding source, CHAFA. Owner has option to possibly extend the sale. Asking \$175k. Possibility to extend the sale time. Housing Authority is a "Strong buyer".

Motion by Chairman Vin to authorize the chairperson and vice- to construct a "Feasibility Study" regarding the potential acquisition of the abutting single family dwelling unit and property entitled "2 Field Street," located in Terryville, Ct. 06786; which abuts the Housing Authority own property. The "Feasibility Study" should: [1] Acquire a Fiscal impact Statement from Matt Fontaine, CPA, Demarco Property Management Co., [2] Acquire Funding to purchase the property from the Connecticut Housing Authority or other funding source [i.e.: USDA, etc.]. [3] Acquire design ideas from Peter Hance, Housing Consultant and Thomas Arcari, AIA that would expand elderly and disabled housing opportunities. [4] Identify any other pertinent issues the Authority must undertake for the potential acquisition of the property. Examples: Ct. Statute 8-24, "Municipal Improvements," and others like 8-30g, 8-44, 8-56b, etc. [5] Direct the Chairperson and Vice-Chairperson to return the detailed "Feasibility Study" for further review and action by the Housing Authority. [6] request the selling parties for an extension of time. Second by Mike. Motion passed.

Peter Hance, Housing consultant, the housing collaborative:

Talks about expanding parking spaces and units. Efficiency's made into ones etc. When authority did survey in base was based on past authority members. They didn't look and what's really needed. He and Tom came up with the ultimate resign plan which is up to 5.6 million... Very difficult to finance a project of that magnitude. State is changing their way of giving out money. Not for projects like this more for families. Must go down to 4.4 it might work better. Went through is all on paper. Total is upwards of 8 million but only 1.5 would be housing authority cost. There is nonrestrictive money available. Small cities block grant might be avail. Tax credits also might be avail. This is from IRS. The money goes to the state then the state doles it out. There are also Fed tax credits. No value to authority (we don't pay taxes) so we sell them. Groups will buy them like Bank of Amer, GM and others. Discussion on Tax Credits..... Scope would include sidewalks, roofing repair, vinyl siding and window replacement. Exterior window replacement. Focus on interior of units not to just expand the efficiency's. New wood flooring with radiant heating, new bathroom fixtures. Cost to do unit expansions is costly and won't justify the increase in rent. Best to do modest expansions like extending out to make living room larger. Add nice granite countertops in kitchen. Fire compartmental separations in attic. Code up dates also need to be done. Parking would be modified. Would like to keep as much of the center green as possible. No need to pave more. Vin would like it to resemble a college campus or a village green type of area. Cost for all of this is still in the air. Need a few members to meet (no quorum) to finalize to present to CHAFA. Could take up to 9 mos. Vin asks for no cost to authority for all the support work and application. This is agreed to by the architect. No dead line it's a rolling application. Heidi wonders when construction would possibly start. Application will be April 2017. CHFA takes 2 years to approve. So in 2019 construction could start. CHFA is very short staffed so that's part of the time line. We should have had a plan in 2014 so we would be a high priority with CHFA now. No low paying renters will be displaced due to the cost of these improvements. Must have a 20 year sustainability with rents.

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Status of renovations

Town gave their OK on them. Four units still need tweaking.

DeMarco Prop. Mgr. report

Maint. Person- is now doing in house landscaping. 33 hrs. work now. Not made a long term decision on what he wants yet.

Financial report

\$2,600 below budget

Hope to be down to two or three vacancies by the end of the mo. One moving out who paid a higher rent. That will stop. So now we are \$353 and next mo. will be \$180. The vote to spent \$600 earlier will impact the budget. Will adjust accordingly.

Vin asks about pg. 3 of report—yr. to date budget- \$143, rental income – state money hasn't come in. budget \$144k if all units are full—but not all are filled so no state funded. 2k lower base on income. A 5k vac loss due to same amount year after year but we lost due to vacant units but in July should be better.

Right now \$1800 better on budget.

Administrative Report:

Sherri-

Initial inspections early in May. July inspections were done then. Rent increases which are dependent on renter's income. 12 subsidizes last year only 8 this year. This is a cost to us. 10 applicants on waiting list. Closed applications. 87% occupied 9 unoccupied. Vin is very upset to hear this. Would like to be updated more often. Units are in need of repair. 4 can't be rented till the renovations are totally complete. One just vacated on the 15th (5 days ago). Vin would like to see a concrete marketing plan from DeMarco. Other 3 are preleased and waiting for renovations.

Bed bugs are still an issue but one unit has been treated. Karen has contacted three companies and will contact the least expensive one asap. Treatment could cost \$300 per unit, and \$18.75 up to \$40 just for inspections.

Motion by Vin to go with \$18.75 for inspections. Second by Heidi. Motion passed.

Pet policy—complaints about flees, cat poop in gardens. There is an inexpensive pet policy "insurance" available. Residents should be asked their opinion of possibly having to pay close to \$25 for a policy. ADA animals would not be included. Will make a policy and get resident input!! Will post a DRAFT copy for all. Will not apply to service animals.

Maint- 24 Work orders were processed and completed. Includes cleaning out newly vacated units, painting etc. New water heaters needed. Have one old one left but need to think about new replacements.

New Business

By-Laws Pg. 3 would like a governance committee.

Reminder that July 7, 2016 4th of July party.

Next meeting July 18, 2016.

Motion to adjourn by Mike second Vinny. Motion passed.

Submitted by,

Barbara Rockwell

Recording secretary