

HOUSING AUTHORITY OF THE TOWN OF PLYMOUTH

30 Ronald Rd., Gosinski Park- Community Room, Terryville , CT. 06786

4/11/2018 Special Meeting Minutes

The 4/11/2018 Agenda was distributed. The Chairperson called the meeting to order at approximately 6:05PM. Roll call: Vinnie Klimas, LNHA, Chairperson; Harold Sturgeon, Vice Chairperson and Chairperson Physical Plant Committee; and Beth Reese, Resident Elected Member and Secretary, and Kathleen "Cathy" Mackiewicz, newly appointed member attended. Heidi Caron, RN, Chairperson of the Resident and Human Relations was unable to attend. Also attending were non-voting persons Janett Olivieri, new Executive Director- Property Manger; David Barto, Housing Consultant; Tom Arcari, AIA, and one resident. Everyone recited the Pledge of Allegiance; and the Chairperson recited the Invocation of "God Bless America, Plymouth, and everyone at Gosinski Park."

The Major Renovations Project was discussed. VKlimas summarized that during the previous 6 months the Board needed to place immediate operational issues on the front burner and place the major renovations on the back burner; yet, with the new staff on board, Major Renovations Project is back as a front burner topic. DBarto discussed various state and federal funding streams and will need to pursue various funding resources. Dave summarized the State DOH/CHFA funding sources. Federal: USDA and CDBG were also mentioned by DBarto and VKlimas. VKlimas mentioned the Board's critical concern not to outspend the future affordability of the total project so that low income people were eliminated from future tenants. Also discussed were the 2016 - \$7.3 million projected hard

Vinnie Klimas
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construction costs and the 2017 - \$5.2 million projected hard renovation costs prepared by TArcari, AIA. TArcari reminded everyone that there are the “hard construction costs” of any capital project and there are “soft” costs of fees, design and engineering expenses, etc. which could range around the \$½ million range depending on the overall size of the project. He suggested to complete renovation projects in little bite size expenditures. Everyone will get a copy of the 2017 Construction and assign their own priority of the project and then an average ranking will be calculated.

DBarto raised the CTDOH and CFHA funding resource topic of \$3,000,000 for “Critical Needs” that has just been issued. After discussing various projects it was a general perspective that we should consider voting on replacing the existing 1968 archaic fire detection and alarm system by submitting an application for an updated modernized fire detection and alarm annunciator panel system at the regular Monday Board meeting.

HSturgeon moved and BReese seconded and everyone voted in favor of adjourning the Special Meeting at approximately 7:40PM.

Respectfully submitted,

 4/13/2018

Vinnie Klimas, Chairperson