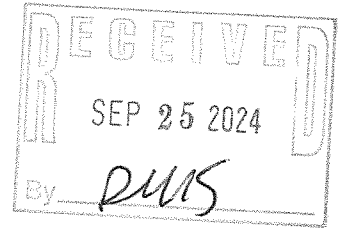


MORRIS HOUSING AUTHORITY
SPECIAL MEETING SEPTEMBER 23, 2024
Eldridge Community Room



Called to order at 7:14

Commissioners present: Mark Halloran, Eugene Savickas, Denise Weik, Michelle Weik

Commissioners absent: Sharen Clark

Others present: Executive Director Jim Simoncelli Jr.

Tenants present: Elsie Dotson (unit #18), Helen Wasti (unit #12), Regina Seegers (unit #19), Julie Clifford (unit #8), Cindy Hazen (unit #2), Dot Deluca (unit #5)

Reading and Approval of Minutes

Special Meeting – 6-17-24 - Motion made by Eugene Savickas to approve the minutes from Special Meeting on June 17, 2024 as presented. Motion seconded by Michelle Weik. Motion passed.

Resident /Public Comment

No comments.

Bills and Communications

Nothing to report at this time.

Report of the Executive Director

Jim Simoncelli Jr. mentioned that the Morris Housing Authority's Resident Services Coordinator has left WCAAA (Western Connecticut Area Agency on Aging) and no longer with the MHA. Jim Jr. also reported that WCAAA will place a new RSC at MHA.

Jim Simoncelli Jr. mentioned that the Center for Housing Opportunities will be hosting the "Litchfield County 2024 Housing Affordability Summit" on Monday, September 30, 2024 and asked if any of the commissioners wanted to attend. Denise Weik stated she will attend.

Jim Simoncelli Jr. reported on his attendance at the 2024 Conn Nahro Housing Convention which was held August 25-28 at Mohegan Sun Convention Center. Jim Jr. stated he attended the following educational sessions; "New ED 101: Review & Refresh (condensed version), Who's the Boss, Housing Claims Trends and Best Practices for Risk Management, An Overview of Protective Services for the Elderly-Online Reporting- and Federal Regulations, The Restoration Process in Detail, and Ask the Attorney". Jim Jr described each educational session in detail.

Jim Simoncelli Jr. mentioned that he will be attending two upcoming trainings at CHFA. On September 25, 2024 he will be attending the "ED 101: Review and Refresh (full version) & Building Community Partners" at

CHFA and on October 22, 2024 and will be attending the Small PHA Roundtable where funding opportunities through CHFA will be discussed.

Jim Simoncelli Jr. mentioned that CHFA will be doing their inspection of the Morris Housing Authority by the end of the year. Jim Jr. will give residents approximately 1 week's notice prior to the inspection.

Unfinished Business

- a. Critical Needs Grant
 - i. Jim Jr reported that the Bid Opening was held on July 25, 2024 and no bids were received. The Bid deadline was extended to Sept 19, 2024 and one bid was received. The MHA is adding drainage to the scope of the project and once cost come in for that project MHA will look to get CHFA approval.
- b. Community Development Block Grant (CDBG)
 - i. Jim Simoncelli Jr. reported that the MHA is continuing to move forward with submitting the required documents to DOH in order to release funds.
- c. Tenant Selection Policy / AFHMP
 - i. Nothing to report at this time.
- d. MHA Grounds Policy
 - i. Jim Jr. will email all commissioners the draft of the Grounds Policy.

New Business

Nothing to report at this time.

Executive Session

- a. Potential Legal Matters

Motion made by Denise Weik to enter executive session. Motion seconded by Michelle Weik.
Motion passed. Executive session entered at 7:57.

Motion made by Denise Weik to exit Executive session. Motion seconded by Eugene Savickas.
Motion passed. Executive session exited at 8:03.

No action was taken.

Motion made by Denise Weik to adjourn meeting. Motion seconded by Michelle Weik. Motion passed.
The meeting adjourned at 8:03 PM.

Respectfully submitted,

Jim Simoncelli Jr.
Executive Director
Morris Housing Authority