

**MINUTES OF THE REGULAR COMMISSIONERS MEETING
of the
HOUSING AUTHORITY OF THE TOWN OF GLASTONBURY
at the Main Office
25 Risley Road, Glastonbury, CT 06033
Wednesday, July 15, 2026, at 5:45 P.M.**

The Commissioners of the Housing Authority of the Town of Glastonbury (the "GHA") gathered for the regular meeting at 5:45 P.M. on Wednesday, July 15, 2026, at the GHA's main office located at 25 Risley Road in the town of Glastonbury, Connecticut. The meeting notice was posted on the GHA's webpage and in the vestibule of the GHA's main office located at 25 Risley Road, Glastonbury, Connecticut.

I. ROLL CALL

Chairperson Carl Stenman called the meeting to order at 5:54 PM and the following answered present:

Commissioner Carl Stenman
Commissioner James Noonan
Commissioner Cathy Vacchelli
Commissioner Michelle Polgar

GHA Executive Director Neil J. Griffin, Jr.
GHA Controller Kristy Malave

Commissioner Lynette Clarke was excused from this meeting.

Chairperson Stenman declared that a quorum was present.

II. ELECTION OF OFFICERS

Commissioner Noonan moved Commissioner Stenman as Chairperson and Commissioner Vacchelli as Vice Chairperson, seconded by Commissioner Polgar. There was no further discussion. The election of Commissioner Stenman as Chairperson and Commissioner Vacchelli as Vice Chairperson was approved 4-0 with Commissioners Stenman, Noonan, Polgar, and Vacchelli voting Yea, no one voting Nay and no one abstained.

III. APPROVAL OF AGENDA AND REVISIONS THERETO (if any)

None.

IV. PUBLIC COMMENTS (if any)

None.

V. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING

- **Approve Minutes of June 17, 2026, Regular meeting**

Commissioner Noonan moved to approve the June 17, 2026 regular meeting minutes, seconded by Commissioner Polgar. A brief discussion identified a small typo in Resolution B. The revised June 17, 2026 regular meeting minutes were approved 4-0 with Commissioners Stenman, Noonan, Polgar, and Vacchelli voting Yea, no one voting Nay and no one abstained.

VI. BILLS AND COMMUNICATIONS

Commissioner Polgar moved to accept the June 2026 invoices, seconded by Commissioner Noonan. Commissioner Stenman explained the purpose of check 43425 (Mickey Finn Stores, Inc.) and Executive Director Griffin explained the purpose of check 43445 (Cohen, Burns, Hard & Paul, LLC). There was no further discussion. The June 2026 invoices were accepted 4-0 with Commissioners Stenman, Noonan, Polgar, and Vacchelli voting Yea, no one voting Nay and no one abstained.

VII. REPORT OF THE EXECUTIVE DIRECTOR

- HCV 2026 Shortfall – Waiting for HUD to reschedule the shortfall call. We are monitoring the Housing Assistance Payment ("HAP") funding to determine if we are actually in a shortfall. For July 2026 we received approximately \$86,900 more in HAP funding from HUD over the HAP expense for the month.
- NYE Road/Hillside Village – All parties & their representing counsels including the Connecticut Housing Finance Authority ("CHFA"), the Department of Housing, and M&T Bank (both equity and debt) are working to reach an initial closing on or about July 28-30, 2026.

The GHA will rate lock Hillside Village's permanent debt with CHFA on Monday, July 13th. The one remaining item needed for rate lock is the updated ALTA survey. All final comments were provided on Monday, July 6th and the updated survey should be provided on Friday, July 10th. Most of the remaining work for closing is the time sensitive legal requirements which are starting once rate lock is achieved.

Installation of the rammed aggregate piers for the foundations is underway. Phase 1 is complete and the foundation work is scheduled to start on Monday, July 13th. The site contractor is continuing with the sanitary sewer installation and building permits are being issued.

VIII. REPORTS OF COMMITTEES (if any)

None.

IX. UNFINISHED BUSINESS

None.

X. NEW BUSINESS

None.

XI. ADJOURNMENT

Commissioner Noonan moved to adjourn the meeting, seconded by Commissioner Polgar. The Motion was approved 4-0 with Commissioners Stenman, Noonan, Polgar, and Vacchelli voting Yea, no one voting Nay and no one abstained. The meeting was adjourned at 6:24 PM

Respectfully Submitted,

Minutes Approved on September 16, 2026

Neil J. Griffin, Jr.
Secretary

Carl F. Stenman
Chairperson

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