

**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,
June 21, 2023, at 5:45 P.M.**

The Commissioners of the Housing Authority of the Town of Glastonbury (the "GHA") met in regular session at 5:45 P.M. on Wednesday, June 21, 2023, at the main office located at 25 Risley Road in the Town of Glastonbury, Connecticut. The meeting notice was posted in the vestibule of the GHA's main office located at 25 Risley Road, Glastonbury, Connecticut.

I. ROLL CALL

Commissioner Cathy Vacchelli called the meeting to order at 6:15 P.M. and the at 6:15 P.M. and the following answered present:

Commissioner Cathy Vacchelli
Commissioner Jim Noonan
Commissioner Michelle Polgar

Excused:

Commissioner Carl Stenman
Commissioner Amo-Mensah Amofa

Also Present:

Executive Director Neil Griffin
Controller Frank Salerno

Commissioner Vacchelli declared a quorum was present.

II. APPROVAL OF AGENDA AND REVISIONS THERETO

None

III. PUBLIC COMMENTS (if any)

None

IV. READING AND APPROVAL OF MINUTES OF PREVIOUS MEETING

A. Approve minutes of May 17, 2023, meeting

Commissioner Noonan moved the minutes be approved as written, seconded by Commissioner Polgar. Commissioners voted to approve the minutes. There were no comments and the motion passed with Commissioners Vacchelli, Noonan, and Polgar voting Yea, no one voted Nay, and no one abstained. The motion was approved 3-0.

V. BILLS AND COMMUNICATIONS

A. Accept February and March 2023 invoices

Commissioner Noonan moved the invoices be approved, seconded by Commissioner Polgar. Commissioner Vacchelli asked a question about check #39549. Controller Frank Salerno explained it covered replacement of the cupola, electrical work, and framing repairs. Commissioners voted to accept the invoices with Commissioners Vacchelli, Noonan, and Polgar voting Yea, no one voted Nay, and no one abstained. The motion was approved 3-0.

VI. REPORT OF THE EXECUTIVE DIRECTOR, June 2023

- Welles Village repositioning- I had a call with Naomi and HUD's Office of Recapitalization on June 5, 2023, to identify if there was a way to allow the transfer of assistance after conversion and before the ten-year waiting period prescribed by HUD. HUD advised it was unlikely unless changes are made in regulation. The two options this leaves GHA with are to convert using RAD/S18 in phases and forego the large increase in revenue and run two programs unit all units are converted; or convert all at once increasing the annual revenue of Welles Village and wait ten years from conversion to try and redevelop Welles Village. There is a chance that regulations will change before the ten-year mark allowing our approach to be viable, but no one can predict if or when that could happen.
- Nye Road- Ongoing due diligence efforts continue. The design team has produced a concept after feedback from me, that will be our starting point for their fee proposal. The property purchase closing has been extended to August 8, 2023, at the request of the Town. I submitted a Development Engagement Profile to DOH. The next step will be a joint call between GHA, DOH and CHFA representatives.
- Attorney RFQ- Our contract with our attorney is at the end of the five-year term and we need to issue a new RFP.
- Juneteenth holiday- GHA follows the Town's holiday schedule and at this point the Town has not be able to finalize the Juneteenth holiday into its holiday schedule so GHA will be open on June 19, 2023.
- Wage Scale Analysis- I received additional data to help with the wage comparability analysis.
- Hill & Dale Garden Club funded a new garden bed at the Herbert T Clark Congregate. The new bed is in the front along the westerly wing of the

building. The new plantings include trees, various native species, and an irrigation system.

- HUD has several new regulations in production or has issued final rules so the regulation can be implemented. Some of the larger topics include the new physical inspection protocol, which is called NSPIRE, HOTMA, BABA, proposed new affirmatively furthering fair housing rule, issued a draft notice on radon and had been attempting to modify the public housing Annual Contributions Contract. A brief summary is included in the board packet, so you are aware of the multitude of topics we are tracking.
- Housing Choice Voucher (HCV) waiting list- Imagineers plans on opening the HCV waiting list. The last time the HCV waiting list was opened was in July of 2011. Preapplications will be accepted online for three days. A lottery will be used to select the preapplications that will be placed on the waiting list. The opportunity will be noticed in the paper and on the required 211 website after June 21, 2023

VII. REPORTS OF COMMITTEES

None

VIII. UNFINISHED BUSINESS

A. Welles Village Repositioning- covered in Executive Director report.

B. Village Green Encroachment onto Adjacent Property- no update.

IX. NEW BUSINESS

None

There being no further discussions Commissioner Noonan moved the meeting be adjourned and seconded by Commissioner Polgar. The motion passed with Commissioners Noonan, Vacchelli, and Polgar voting Yea, no one voted Nay7:00 P.M.

Respectfully submitted,

Minutes Approved on
July 20, 2023

Neil J. Griffin, Jr.
Secretary

Carl F. Stenman
Chairperson

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