

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



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Anthony J. Palge, Chairman
Neil R. Kelsey, Vice Chairman
Joseph W. Lemelin, Treasurer

Betty Button, *Resident Commissioner*

Sally Mangione, Commissioner
Jayne M. Martignoni, Executive
Director

Winchester Housing Authority
Board of Commissioners Regular Meeting
August 24, 2020
3:00 p.m.
80 Chestnut Street
Winsted, CT 06098

1. Call to Order:

The meeting was called to order at 3:03 p.m. by Vice-Chairman Neil Kelsey.

In attendance were: Neil Kelsey, Vice-Chairman; Joseph Lemelin, Treasurer; Sally Mangione, Commissioner; Betty Button Resident Commissioner; Jayne Martignoni, Executive Director.

Absent: Chairman, Anthony Paige.

2. Approval of the Minutes of the July 31, 2020 Regular Board Meeting:

A Motion was made by Commissioner Mangione and Seconded by Commissioner Button to approve the Minutes of the July 31, 2020 Regular Board Meeting. Commissioner Lemelin abstained. All were in favor.

3. Report of Financial Budgets/Statements for July 31, 2020:

The Executive Director reported that, to date, there is \$1,051,294.00 in all of the Winchester Housing Authority Accounts. We are also still within the budget for the Fiscal Year.

4. Old Business:

a. Update on Laurel Commons:

Linda Groppo, Board Liaison, expressed her opinion regarding Laurel Commons and feels that we are not getting the whole picture and the concern that if we entered into litigation, it would deplete the money that is owed to Winchester Housing Authority. She also said that she spoke with the Town Manager and he said that he would be willing to attend a meeting, perhaps as a mediator.

Commissioner Button expressed that the Board never really got full disclosure, whether good or bad.

a. Update Elevator Project at Chestnut Grove:

The Executive Director explained that she has reached a point where she feels that we should hire a consultant regarding the elevator project in order to meet the paperwork obligations for the project and timelines that must be met for the U.S. Department of Housing & Urban Development as well as the Architect/Engineer and Construction Manager for the project.

5. New Business:

a. Review and Discuss the Emergency Response Readiness Plan for the Winchester Housing Authority:

The Executive Director explained that the Emergency Management Plan needs to be updated and pandemic Information should be added to it. The Board Liaison indicated that the Mayor is concerned that there is no generator at Greenwoods Garden. The Executive Director explained that a generator is in the future grant funding for Greenwoods Garden. The Executive Director explained that she was not sure how that would be effective for people on oxygen because the only place that would have a generator is the community room as Greenwoods Garden and not individual apartments. She also expressed that Chestnut Grove does have a generator in the community room and hallways to provide the residents with electricity for any medical equipment that is necessary. They used it during the recent power outage and everyone was safe, cool and fed. The residents were wonderful and all pulled together to assist one another during the power outage.

The Executive Director inquired as to whether or not Winsted has a CERT Team (Community Emergency Response Team) and explained that there should be a procedure for emergencies between the Town and the Housing Authority. The Emergency Shelter (Winsted Senior Center) was closed during the power outage. We were grateful that we were able to assist the residents of the Winchester Housing Authority with their basic needs during the power outage.

6. Approval for the Winchester Housing Authority to hire a consultant for the Elevator Project:

A Motion was made by Commissioner Button, Seconded by Commissioner Mangione to hire, David Berto, Housing Enterprises, Inc. as the Consultant for the Elevator Project at Chestnut Grove. All were in favor.

7. Executive Director's Report for August 2020:

The Executive Director explained that Due to the Covid-19 Pandemic, the U.S. Department of Housing & Urban Development was not conducting REAC (Real Estate

Assessment Center) Inspections. The REAC (Federal Inspection protocol) Inspections will begin on October 1, 2020. Starting in January 2021, the REAC Inspection protocols will be

Page 3 of 3

Board of Commissioner Regular Meeting
August 24, 2020

changed to the new NSPIRE (National Standards for the Physical Inspection of Real Estate). HUD will give every Housing Authority 14 days notice before they send the Federal Inspectors to all federally subsidized housing developments and the procedure and grading has all been changed.

8. Public Comments:

There were no public comments at this meeting.

9. Adjournment:

A Motion was made by Commissioner Lemelin and Seconded by Commissioner Button to adjourn the meeting at 3:43 p.m. All were in favor.

Respectfully Submitted,



Jayne Martigneni
Executive Director