

# Housing Authority of the Town of Winchester

80 CHESTNUT ST., WINSTED, CT 06098 - Phone: 860-379-4573 - Fax: 860-379-0430

*Anthony J. Page, Jr., - Chairman  
John R. Sullivan, - Vice-Chairman  
Neil R. Kelsey, - Treasurer  
June D. Mickley, - Assist. Treasurer  
John Iacino, - Commissioner*

*Fred W. Newman, - Executive Director*

## **MINUTES March 26, 2012**

**3:00 P.M.**

**A meeting of the Housing Authority was held on March 26, 2012 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.**

**Vice Chairman Sullivan called the meeting to order. Present were Ms. Mickley, Messer's, Sullivan, Iacino, and Newman.**

**Prior to the opening of the meeting, Mr. Newman reminded the Board that Mr. Lefcowitz would be conducting a public meeting in the adjoining Community Room regarding the Five Year Annual Plan, and that he would join the Board meeting at the conclusion of the Public meeting. At that time he would report to the Board of any changes to the Five Year Plan.**

**Commissioner Iacino made a motion to accept the Minutes of the February 27, 2012 meeting, seconded by Commissioner Mickley and unanimously approved.**

**Mr. Newman reviewed the Cash and Investments report with the Board explaining that there have been increases over the past year. However, he added that HUD would be recapturing up to \$40,000 over the coming months from the Section 8 account. He explained that HUD was doing this similarly throughout all Housing Authorities. He also explained that HUD was reducing their financial support of the Section 8 program across the Nation. Under the Review of Financial Statements and investments for Chestnut Grove, Greenwoods Garden, (North & South), the Section 8 Program and the SRO program, Mr. Newman explained that Gas costs for Chestnut Grove were coming in at a higher expense than had been budgeted. He added that he may have budgeted too aggressively due to forecasted gas price reductions last year. He then reviewed the remaining entities indicating positive results for all.**

**Mr. Newman reported that the current contract for grounds and snow removal was indeed under a three – year contract for Chestnut Grove and Greenwoods Garden as a result of an inquiry by Commissioner Iacino at last month's meeting.**

**Under item #3 of the agenda, Mr. Newman showed the Board a letter from the Hartford HUD Program Coordinator in response to the letter (read to the Board at last month's meeting) from the Auditor. In the Program Coordinator's letter an explanation for the lack of repayment of the DECD Predevelopment loan was requested. Mr. Newman explained that due to hold ups by the DECD involving receipt of the \$2.7MM that the loan could not be repaid yet. He further explained that there had been a closing at the**



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**DECD, and that once the Attorney General's office approved the closing documents that a withdrawal from the \$2.7MM funds could be made to repay the predevelopment loan.**

**Under #4 the recommended 2012/2013 proposed budget, distributed to the Board at last month's meeting, was again reviewed. Following a discussion, Commissioner Mickley made a motion *"to resolve that the 2012/2013 budget, as presented be accepted"*. This motion was seconded by Commissioner Iacino and unanimously approved.**

**Under item #5 of the agenda Mr. Newman provided a report on the Section 8 and Housing programs. He shared the listing of new Wait List clients. Under Housing, he reported that there remained 129 persons on the housing Wait List.**

**Under #6 of the agenda Mr. Newman passed out a HUD Score Report indicating that WHA was a High Performer. In addition, under #7 he also reported that the Chestnut Grove facility had again received a "Designated" status for elderly only. Under #8 Mr. Newman provided an update on smoking at Chestnut Grove.**

**At this point Mr. Lefcowitz joined the meeting to present the results of the discussions of the Public Meeting involving the Five Year Annual Plan. He reported that there was a misunderstanding among those attending the public meeting concerning the decreased availability of HUD funding for the Capital Plan. For any remaining questions he recommended to those attending that they send a written inquiry to Mr. Newman.**

**As a result of Mr. Lefcowitz's report, and the Board being in agreement, Commissioner Iacino made a motion *"to resolve that the Board approve the 2012 Annual Plan as presented by Mr. Lefcowitz"*. Commissioner Mickley seconded the motion and unanimously approved.**

**Under Old Business Mr. Newman said there was none.**

**Under New Business, Mr. Newman informed the Board that the WHA WEB Site experienced 866 inquiries since January 1<sup>st</sup>. Statistics included 2,847 page views, equating to 3.29 pages viewed at each visit, and the average time per visit was 2.18 minutes. He reported that Ms. Wortman had submitted a request to HUD for revising the WHA operating subsidy calculations as submitted to HUD. She explained to Mr. Newman that the resubmittal would have a financial benefit to the WHA. He also informed the Board that the following emergency capital expenditures had been required over the past few months. They were, 1. Broken water lines 2. Hot water tanks replacements, 3. Temp control valve, and tree removals at the rear of Chestnut Grove.**

**There being no other business, Commissioner Sullivan made a motion to adjourn, seconded by Commissioner Mickley and unanimously approved.**

**Respectfully submitted,**

**Fred W. Newman, Executive Director**