

Regular Meeting Wednesday, April 10, 2024
Buckingham Terrace, 6:00 P.M.

MINUTES

A regular meeting was held by the Housing Authority on Wednesday, April 10, 2024 at Buckingham Terrace – 6:00 P.M.

Chairwoman Janelle Wilk called the meeting to order at 6:00 p.m.

1. Roll Call

Members Present: Janelle Wilk – Chairwoman
 Dan DiVito – Vice Chairman
 Sharon Pratt – Resident Commissioner
 Denise Russ – Commissioner
 Peter Mucciarone - Commissioner

Absent:

Others Present: Russ Antonacci, Manager
 Lori Finke, Property Manager

2. Chairwoman’s Report

Chairwoman Janelle Wilk reported: “Happy April” I hope everyone had a nice holiday. I am going to make this short and sweet because everything I have to say is already added into the agenda this evening. I did want to answer a question that was asked at our last meeting from a resident. This resident wanted to know how many grants WHA received since we had been in existence. I did tell them at our last meeting that I knew the Housing Authority receive some type of funding when housing first started but I didn’t have any more information. After the meeting I reached out to CHFA to see if they had any more information and they were kind enough to check for me. They said looking back in their system they do not see that WHA has received any of their grants or loans since each property was originally built. The Housing Authority did submit a HASIP application for Truman Terrace, ultimately after seven months it was removed from the project que because the application was incomplete and funds were running low. The only other type of grants the WHA could have applied for is CDBG which we would have had to partner with our town. They reached out to our previous WHA asset manager, Penny Fisher, and she didn’t think WHA has ever applied for CDBG.

3. Approval of Minutes

a. Regular Meeting Country Ridge, March 13, 2024

A motion was made by Denise Russ, and seconded by Dan DiVito to approve the Regular meeting minutes of March 13, 2024.

Discussion: none.

Aye: 4 Wilk, DiVito, Pratt, Russ

Nay: 0

Abstain: 1 Mucciarone

By voice vote the motion carries

b. Special Meeting via Zoom, March 14, 2024

A motion was made by Dan DiVito, and seconded by Sharon Pratt to approve the Special meeting minutes of March 14, 2024.

Discussion: none.

Aye: 3 Wilk, DiVito, Pratt

Nay: 0

Abstain: 2 Mucciarone, Russ

By voice vote the motion passed

4. Approval of bills paid in April 2024

Denise Russ asked questions regarding the line items for petty cash and the workshop.

A motion was made by Denise Russ, and seconded by Dan DiVito to accept the bills for April 2024.

By voice vote the motion was passed unanimously

5. Property Manager's Report

Lori Finke, Property Manager reported:

- a. Available Apartments – There is a change to the sheet that is in your packet. I received a phone call today. I thought I had C7 at Truman Terrace rented but the person that was going to move in there could not get into the shower. Two for Country Ridge, none for Buckingham Terrace, two for Truman Terrace, with a total of four open.
- b. Work Orders between March 13th and April 8th we had a total of 20 work orders with two open.

Russ Antonacci passed out the Notice of Public Hearing on May 6, 2024 at 6:15 p.m. at the Town Hall, Town Council Chambers. Where the public is given an opportunity to speak on behalf of the authority for the Small Cities Development Grant that we are pursuing. The public hearing notice is on our website and Lori will pass it out to every unit.

6. New Business

- a. Discussion on Unit Transfer Policy – Chairwoman Janelle Wilk stated this resolution was added back in 2016, I know we touched on it a little bit, I wanted to add something to the agenda at this time. It has not been enforced since added in for numerous reasons. I am bringing it up because it was brought up at our last meeting and it has come up in the past. There are many factors that we have to look on this resolution and there is a lot to go into it and I don't want it to be forgotten. I am going to ask for a motion to table this until we can look into this a little bit more.

A motion was made by Dan DiVito, and seconded by Sharon Pratt to table until the next meeting

By voice vote the motion was passed unanimously

7. Resident Commissioner Report – none.

8. Public Participation

Joyce DeMarest, Country Ridge, Unit 18 spoke.

Phyllis West, Buckingham Terrace, Unit B-7 spoke.

Debra Manley, Country Ridge, Unit 13 spoke.

9. Executive Session Time in 6:15 p.m.

- a. Discussion about RSC position

A motion was made by Dan DiVito, and seconded by Denise Russ to go into Executive Session for discussion of the RSC position, In the Executive Session will be Sharon Pratt, Denise Russ, myself Janelle Wilk, Russ Antonacci, Lori Finke.

By voice vote the motion was passed unanimously

Time out of Executive Session 6:58 p.m.

10. Regular Session

- a. Possible discussion and vote on solution for RSC position

11. Adjournment

A motion was made by Dan DiVito and seconded by Sharon Pratt to adjourn meeting at 7:00 p.m.

By voice vote the motion was passed unanimously

Janelle Wilk
Watertown Housing Authority