

# MINUTES

## WATERTOWN HOUSING AUTHORITY Special Meeting: March 31, 2021

A special meeting VIA Zoom was held by the Housing Authority on Wednesday, March 31, 2021 at – 7:00 P.M.

Chairwoman Janelle Wilk called the meeting to order at 7:00 p.m.

1. Roll Call

Members Present: Janelle Wilk – Chairwoman/Acting Executive Director  
Daniel DiVito – Vice Chairman  
Carmine Verno – Secretary/Treasurer  
Sharon Pratt – Resident Commissioner  
Denise Russ - Commissioner

Absent: none

2. Old Business

- a. Discussion and possible action on soliciting property management company that submitted a proposal.

Chair Janelle Wilk: Is there a motion in regards to the property management company?

A motion was made by Sharon Pratt and seconded by Daniel DiVito to accept PropertyWorxs as the property management company subject to a new contract agreed upon between the Watertown Housing Authority and PropertyWorxs within 30 days.

Chair Janelle Wilk: I will do a roll call vote so please say yes or no if you are in favor of PropertyWorxs being Watertown's Housing Authority's new property management company.

Aye: 4 Pratt, Verno, DiVito, Wilk

Nay: 1 Russ

Motion carries

Chair Janelle Wilk: There are 4 ayes and 1 nay with that motion that carries to accept PropertyWorxs as the new property management company subject to a new contract to be agreed upon between Watertown Housing Authority and PropertyWorxs within 30 days. With that as the motion carries are there any commissioners that have any questions or comments with that.

Commission comments or questions:

Sharon Pratt: The reason why I voted yes is because I am very, very pleased with efficiency of PropertyWorxs with their putting in work orders and the work orders being done so fast and so efficiently. I also like the financial reports that we get that are so thorough and show us exactly where we are with things. But the biggest decision I have is with the tenants with their support for PropertyWorxs with the signs in their windows saying: We love PropertyWorxs and we want PropertyWorxs, they told me that they feel very comfortable going into the office and they seem to be a lot happier and that to me is a big plus.

Chair Janelle Wilk: Is there any other commissioner that has anything else to add or say with the motion?

Vice Chair Daniel DiVito: I personally had reached out to all the referrals and spoke to everyone to do due diligence. Essentially, I wanted to put the two companies head-to-head without considering PropertyWorxs having the advantage because they have been the Interim Manager, which I did the referrals were outstanding for both companies but what it really came down to was within the interviews. I think PropertyWorxs financially is going to put Watertown Housing Authority in a much better position over time and I think they will service the clients also in a much greater capacity from the big things down to the smallest things with our elderly population, I think that is very important.

Chair Janelle Wilk: Does any other commissioner want to say anything?

Denise Russ: I don't have a problem with either company, like Dan just said all the letters of recommendation were very good for both management companies. Russ and Lori have been doing a nice job and everything for the interim but I voted no because of the way the system was done. I am not going to change my mind on the way PropertyWorxs got this position without going out to a full bid. That is the only reason why I am voting no, thank you.

Chair Janelle Wilk: Does any other commissioner have anything else to say?

Chair Janelle Wilk: I would just like to say on a side note, I would like to thank all the Watertown Housing Authority residents for their patience and understanding while we went through this process. I know it is what trying for everybody that was involved but essentially the residents that went through this to have the interim not really knowing what was going on. I want to extend my gratitude to them for their understanding and patience. I have said it before and I will keep saying it we really do appreciate that and I know all the other commissioners do appreciate them as well. I would also like to thank Andy Dennis and G & W, along with Russ, Lori and PropertyWorxs for their time to meet with all commissioners to interview. I would also like to thank all the commissioners for all their extra time they gave in these past few months. I truly appreciate everybody giving their extra time on top of the other time they give; I really do appreciate that. Other than that, does anyone else have something else to say.

Denise Russ: I have one question and its not due to this special meeting I will hold off. Within 30 days we are going to sit down with PropertyWorxs or could it be something that we start at our next meeting in April. I am not sure you said 30 days so are we going to have a special meeting to do that or have it at a regular meeting.

Chair Janelle Wilk: We can do it within 30 days, there might be special meeting, I will look at the time line for that just to make sure, just to button up a contract between us and PropertyWorxs. We will obviously be with our lawyers for that. It will probably be whatever is convenient for all of us within that 30 days so we can get a contract done. Because right now this is an interim contract, we will button that up within 30 days, I will talk more about this.

Chair Janelle Wilk: Does anyone else have any other questions?

Denise Russ: Since you thanked all of us for our extra time and everything, we will thank you for setting up these meetings and making them run all nice and smooth.

Chair Janelle Wilk: Thank you much I appreciate that. Does anyone else have anything to say? Hearing none I am going to ask for motion to adjourn.

### 3. Adjournment

A motion was made by Daniel DiVito and seconded by Sharon Pratt to adjourn at 7:08 p.m.

By voice vote the motion was passed unanimously

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Carmine Verno, Secretary/Treasurer  
Watertown Housing Authority