

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. Martigneni, Executive
Director

Winchester Housing Authority
Board of Commissioners Regular Meeting
February 23, 2021
3:00 p.m.
80 Chestnut Street
Winsted, CT 06098

1. Call to Order:

The meeting was called to order at 2:55 p.m. by Chairman Anthony Paige.

In attendance were: Anthony Paige, Chairman, Neil Kelsey, Vice-Chairman, Joseph Lemelin, Treasurer, Sally Mangione, Commissioner; Betty Button, Resident Commissioner; Linda Groppo, Board Liaison and Jayne Martigneni, Executive Director.

2. Approval of the Minutes of the January 25, 2021 Regular Board Meeting:

A Motion was made by Commissioner Kelsey and Seconded by Commissioner Mangione to approve the Minutes of the January 25, 2021 Regular Board Meeting. All were in favor.

3. Report of Financial Budgets/Statements for January 30, 2021:

The Executive Director reported that the December 31, 2020 and January 30, 2021 Financial Budgets/Statements were placed on the January 25, 2021 Agenda and discussed at that meeting.

4. Old Business:

a. Update Elevator Project at Chestnut Grove:

The elevator addition is moving along. The Consultant and Executive Director were concerned about the Construction Managers Reimbursable Expenses and the fact that they were higher than average in the most recent cost summary. The construction manager reduced them from \$145,315.00 to \$89,133.00.

5. Executive Director's Report for February 23, 2021:

Chairman Paige asked if we knew when the Winsted Senior Center was opening to the public? The Executive Director said that to her knowledge, they were not opening to the public at this time.

6.) Public Comments:

Linda Groppo, Board Liaison, asked about the Streamlined Voluntary Conversion program that the Winchester Housing Authority will be starting in the near future. The Executive Director explained that the new program is a voucher program and that in order to keep the Winchester Housing Authority financially solvent it is highly recommended by the Certified Public Accountant that the Winchester Housing Authority convert to the Streamlined Voluntary Conversion Program. The residents will still pay 30% of their adjusted gross income for their portion of the rent. The U.S. Department of Housing will be subsidizing 70% of the rents based on the market rates in Litchfield County.

6. Adjournment:

A Motion was made by Commissioner Mangione, Seconded by Commissioner Lemelin to adjourn the meeting at 3:10 p.m. All were in favor.

Respectfully Submitted,



Jayne Martigneni
Executive Director