

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



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Anthony J. Paige, Chairman
Neil R. Kelsey, Vice Chairman
Joseph W. Lemelln, Treasurer

Betty Button, Resident Commissioner

Sally Mangione, Commissioner
Jayne M. Martigneni, Executive
Director

Winchester Housing Authority
Board of Commissioners Regular Meeting
July 27, 2020
3:00 p.m.
80 Chestnut Street
Winsted, CT 06098

1. Call to Order:

The meeting was called to order at 3:11 p.m. by Chairman Anthony Paige.

In attendance were: Anthony Paige; Chairman; Neil Kelsey, Vice-Chairman; Sally Mangione, Commissioner ; Betty Button Resident Commissioner; Jayne Martigneni, Executive Director.

Absent: Commissioner Joseph Lemelin and Linda Groppo, Board Liaison.

2. Approval of the Minutes of the May 26, 2020 Annual Board Meeting:

A Motion was made by Commissioner Mangione and Seconded by Commissioner Button to approve the Minutes of the May 26, 2020 Annual Board Meeting. All were in favor.

3. Approval of the Minutes of the June 17, 2020 Special Board Meeting:

A Motion was made by Vice-Chairman Kelsey to approve the Minutes of the June 17, 2020 Special Board Meeting. Seconded by Commissioner Button. All were in favor.

4. Report of Financial Budget/Statements for May 31, 2020:

The Executive Director reported that thus far, we are within budget thus far as we are nearing the end of the Fiscal Year.

5. Report of Financial Budgets/Statements for June 30, 2020:

The Executive Director reported that, to date, there is \$1,042,270.00 in all of the Winchester Housing Authority Accounts. We are also still within the budget for the Fiscal Year. We did have one extraordinary expense for a repair for the elevator in the amount of \$4,575.00 to repair a leveling switch while on overtime.

6. Old Business:

a. Update for Laurel Commons:

The Executive Director reported that as of August 23, 2020 the Winchester Housing Development Corporation hired a consultant to reimburse the money that is owed to the Winchester Housing Authority.

b. Update Elevator Project at Chestnut Grove:

The Executive Director explained that we are waiting for a contract from the Construction Manager. Due to the fact that it involves the U.S. Department of Housing & Urban Development we want to be sure that it is a contract that they will accept. Years ago, a standard AIA Contract was acceptable to HUD but not any longer.

c. Update of Rental Assistance Demonstration (RAD):

The RAD Program has been put on hold for now due to Coronavirus and social distancing. Several Resident Meetings and their input are required in order to move forward with the program.

The Executive Director explained that she is also researching the Streamlined Voluntary Conversion Program as an alternative to the Rental Assistance Demonstration Program because it is a much easier process. If we were to convert to the Streamlined Voluntary Conversion Program HUD would take the Winchester Housing Authority's Reserve money.

7. Executive Director's Report for July 2020:

There were no comments regarding the Executive Director's Report.

8. Public Comments:

There were no public comments.

9. Adjournment:

A Motion was made by Commissioner Mangione and Seconded by Commissioner Button to adjourn the meeting at 3:35 p.m. All were in favor.

Respectfully Submitted,



Jayne Martigneni
Executive Director