

Winchester Housing

80 Chestnut Street, Winsted CT 06098



Equal Housing Opportunity



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

Betty Button, *Resident Commissioner*

Sally Manglone, Commissioner
Jayne M. Martigneni, Executive
Director

Winchester Housing Authority
Board of Commissioners Regular Meeting
September 28, 2020
3:00 p.m.
80 Chestnut Street
Winsted, CT 06098

1. Call to Order:

The meeting was called to order at 3:03 p.m. by Chairman Anthony Paige.

In attendance were: Anthony Paige, Chairman, Neil Kelsey, Vice-Chairman; Sally Mangione, Commissioner; Betty Button, Resident Commissioner; Linda Groppo, Board Liaison, Jayne Martigneni, Executive Director, Salvatore Vitrano, Esquire and Janet Wortman, C.P.A.

Absent: Joseph Lemelin, Treasurer

2. Approval of the Minutes of the August 24, 2020 Regular Board Meeting:

A Motion was made by Commissioner Mangione and Seconded by Commissioner Button to approve the Amended Minutes of the August 24, 2020 Regular Board Meeting. All were in favor.

3. Report of Financial Budgets/Statements for August 31, 2020:

The Executive Director reported that, to date, we are within the current budget.

Janet Wortman, C.P.A. gave a report on the year-end financial status for the Winchester Housing Authority. She also explained the Simplified Voluntary Conversion Program, that is a voucher program, to the Board of Commissioners. She also explained that by converting the Public Housing Program to the Simplified Voluntary Conversion Program that the Winchester Housing Authority would be able to keep their reserves and she suggested that we convert as soon as possible. She also stated that it is a very detailed process.

Janet Wortman explained that the pension liability for the Winchester Housing Authority dropped to zero and that may be good news. This may be the time to get out of the Municipal Employees Retirement System pension plan. She will follow-up with MERS regarding this matter.

4. Old Business:

a. Update Elevator Project at Chestnut Grove:

The Executive Director explained that she is working with David Berto, Consultant, to process the required paperwork for the U.S. Department of Housing & Urban Development (HUD).

Burlington Construction is in the process of procuring sub-contractors for the elevator project.

5. Executive Director's Report for September 2020:

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

6. Public Comments:

There were no public comments at this meeting.

7. Executive Session::

For the Purpose of Discussion Claims Versus Winchester Development Corporation

Commissioner Button made a Motion to enter into Executive Session at 3:04 p.m.
Seconded by Commissioner Mangione. All were in favor.

A Motion was made by Commissioner Button, Seconded by Commissioner Mangione to exit Executive Session as at 3:50 p.m. All were in favor.

8. Review and Take Any Action Resulting from the Executive Session.

No action was taken during Executive Session.

9. A Motion was made by Vice-Chairman Kelsey, Seconded by Commissioner Mangione to adjourn the meeting at 3:4:10 p.m. All were in favor.

Respectfully Submitted,



Jayne Martigneni
Executive Director