

WINDSOR LOCKS HOUSING AUTHORITY

120 SOUTHWEST AVENUE

WINDSOR LOCKS, CT 06096

860-627-1455 / 860-627-1456

860-292-5994 FAX WLHA@WLOCKS.COM

MINUTES OF THE WINDSOR LOCKS HOUSING AUTHORITY

Monday, May 2, 2016
120/124 Southwest Avenue

6:30 P.M.
Windsor Locks, CT 06096

The Windsor Locks Housing Authority met in Regular Meeting Monday, May 2, 2016 at 120/124 Southwest Avenue, Windsor Locks, CT 06096 at 6:30 P.M., the date, time and place duly established for the holding of such meeting. The meeting was called to order at 6:30 P.M. by Carl Philbrick, Chairman.

ROLL CALL

The following were present: Carl Philbrick, Chairman; Michael Jordan, Sr., Vice-Chairman, Commissioner; Joyce Welch, Tenant Commissioner; and Jaimie Mantie, Executive Director.

Absent: William Hamilton, Commissioner; and Jennise Matyskiela, Tenant Commissioner.

PUBLIC

N/A.

MINUTES

Michael Jordan, Sr., Vice-Chairman, Commissioner, made a motion to approve the minutes of the Monday, April 11, 2016 Meeting, seconded by Joyce Welch, Tenant Commissioner, to approve the minutes as mailed, said minutes were approved.

PUBLIC INPUT

N/A.

UNFINISHED BUSINESS

- Open Board of Commissioner Democratic Position. No word yet.

NEW BUSINESS

- Update on Solar Project for 124 Southwest Ave. Jaimie Mantie, Executive Director reported it is supposed to be finished this week, pending rain in the forecast. The electrical portion is done.
- Update on Southwest Ave. Project for ADA/Handicapped Push Buttons. Ms. Mantie, Executive Director reported she has received one bid on the doors, and is waiting for two more bids to come in. The doors at Grove St. have had minimal problems.
- Update on Heat Pumps, LED Lighting, Energy Audit. Jaimie Mantie, Executive Director stated she has contacted Kingspan for more information on companies

for heat pumps, LED lighting, solar and energy audit for Grove Street. She is looking into no out of pocket costs for all buildings. She is looking into assistance for heat pumps for Southwest Ave. and individual meters for the Chestnut Street units. The state has lots of incentives and she will look into them. HUD has software to track utilities to keep on track for the Better Business Challenge.

- Update on 13 Grove Street Elevator Project. Jaimie Mantie Executive Director reported Otis Elevator came out and recommended to replace the unit. Two other companies recommended only a small fix. She will look into the elevator contract which is coming up soon.
- 2016-2017 Annual Budget. Ms. Mantie stated she will have the annual budget ready for the next meeting for the board's approval.
- Carl Philbrick, Chairman asked to go to Executive Session at 6:51 P.M. for the discussion of Legal Matters concerning Grove Street Apts., and Employee Matters Concerning Annual Employee Review seconded by Michael Jordan, Sr. Vice-Chairman Commissioner. Executive Session ended at 7:00 P.M.

ADJOURNMENT

There being no further business to come before the meeting, upon a motion by Michael Jordan, Sr. Vice-Chairman Commissioner, and seconded by Joyce Welch, Tenant Commissioner the meeting was adjourned at 7:01 P.M.

Respectfully Submitted,

Diane D. Allen, Recording Secretary

Attest: _____ (SEAL)
Jaimie Mantie, Executive Director