

MINUTES OF THE WINDSOR LOCKS HOUSING AUTHORITY

Monday, June 1, 2015
120/124 Southwest Avenue

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

The Windsor Locks Housing Authority met in Regular Meeting Monday, June 1, 2015 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 6:31 P.M. by Carl Philbrick, Chairman.

ROLL CALL

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

Absent: None.

PUBLIC

None.

MINUTES

Joyce Welch, Tenant Commissioner, made a motion to approve the minutes of the Monday, April 6, 2015 Meeting, seconded by Jennise Matyskiela, Tenant Commissioner, to approve the minutes as mailed, said minutes were approved.

PUBLIC INPUT

N/A.

UNFINISHED BUSINESS

- Open Board of Commissioner Democratic Position. Jaimie Mantie, Executive Director will check on the position with Steven Wawruck, Jr. First Selectman.

NEW BUSINESS

- Solar Project Presentation for 124 Southwest Ave. Jaimie Mantie, Executive Director reported she sent the original proposal back for an adjustment, it did not include the HA office.
- Generator Project for 124 Southwest Ave. Ms. Mantie reported she asked Riley Electric for a bid on the generator project. Outside trenching, excavating for gas, concrete pad, gas line, hook up, testing, monitoring, the estimated cost

is \$30,000 with asking the town potentially helping with some of the preparation work. She will need one more additional bid, for a total of three bids. The first bid was with American Solar & Alternative Power. The generator will not be combined with the solar project and must be kept as a separate account. CHFA recommended the solar panel project, so no additional bids were required. Discussion on financing the generator, Ms. Mantie stated the WLHA could finance the generator out of savings, if the cost is right. Ms. Mantie stated she had meet with the residents and they asked agreed to have handicapped push buttons for the entrance doors, which Ms. Mantie feels is a need that should be done first, and could be purchased thru our funds. Ms. Mantie also recommended another project to be considered for Southwest Ave is replacing windows, which are older and need to be replaced. Carl Philbrick, Chairman reported on an A/C heat pump sleeve unit for tenant apartments at Southwest Ave. It provides A/C and heat, and might help with their electric heat bills. Michael Jordan, Sr., Vice-Chairman, Commissioner asked Ms. Mantie how the tenants would prioritize the projects. She stated first push button doors, windows, and then generator. The board asked Jaimie Mantie, Executive Director to: get estimates for windows at Southwest Ave., bids for push button for entrance fire doors and laundry room doors, table the generator for the time being, look into sleeve A/C heat pump units. Ms. Mantie stated she will check with other HA about the A/C heat pump units and look into tenant services for covering costs.

- Approve Budget for 7/1/2015 to 6/30/2016. Jaimie Mantie, Executive Director stated there are no drastic changes, no increases to categories. HUD took back funds and she is now putting funds back to their original accounts for the next budget year. Resolution # 283.
- Michael Jordan, Sr., Vice-Chairman, Commissioner asked to go to Executive Session at 7:10 P.M. for the discussion of Salaries, seconded by William Hamilton, Commissioner. Executive Session ended at 7:45 P.M. Voting During Executive Session, Michael Jordan, Sr., Vice-Chairman, Commissioner motioned to approve the budget salaries with the appropriate changes determined in the Executive Session, seconded by William Hamilton, Commissioner.

ADJOURNMENT

There being no further business to come before the meeting, upon a motion by Joyce Welch, Tenant Commissioner and seconded by Jennise Matyskiela, Tenant Commissioner the meeting was adjourned at 7:46 P.M.

Respectfully Submitted,

Diane D. Allen, Recording Secretary

Attest:  _____ (SEAL)
Jaimie Mantie, Executive Director