



At the Middletown Housing Authority, where a camera system was installed, tenants were coming to the office to add previously unauthorized tenants to their leases. It has also added a degree of peacefulness to the properties.

### FINANCE DIRECTOR'S REPORT

#### ITEM #5

Liz Sulik reviewed the financial statements for the period ending September 30, 2015. The first statement was for E5, 179, 201, Shiloh and Lucas Gardens, our state elderly units. We ended the period with a loss of \$19,410.04.

The second financial statement presented was for MR-71, Meadowview Manor, our state family units. Dwelling Vacancy Loss was high because of the large number of vacancies during the renovation work. The units are 100% occupied as of this date. Commissioner Malloy asked if the PILOT we pay to the Town includes sewer use charges. Liz explained that our sewer charges are separate and we currently only pay PILOT for our federal projects; however, we have been told that next year we will have to pay the PILOT for MR as well because the State will not be paying it. Discussion took place regarding sewer use fees and how those fees would be affected by a possible regionalization of that service. Commissioner Malloy suggested waiting until after the election to see how the Town votes on the regionalization and then try to calculate what those potential costs would be and verify the exemptions. The period ended with a net gain of \$94,317.23.

The third statement was for our DSS Program, which had a net gain of \$29,766.89.

Liz Sulik then explained the January 1, 2015 Management Plan for E5, 179, 201, Shiloh and Lucas Gardens, our state elderly projects. We are requesting both a percentage increase from 34% to 35% and a \$10.00 base rent increase, both to be effective on May 1, 2016.

Resolved: To approve **Resolution #16-2015** to accept the 2015 Management Plan for E5, 179, 201, Shiloh and Lucas Gardens, subject to verbal approval by CHFA.

MOTION: Ken Bishop VOTE: Unanimous

SECOND: Barbara English

The final Management Plan was for MR-71, Meadowview Manor, our state family project consisting of 100 family units. We are requesting both a percentage increase from 32% to 33% and a \$10.00 base rent increase, both to be effective May 1, 2016.

Resolved: To approve **Resolution #17-2015** to accept the 2015 Management Plan for MR-71, Meadowview Manor, subject to verbal approval by CHFA.

MOTION: Ken Bishop VOTE: Unanimous

SECOND: Evelyn Garofolo

### HOUSING AUTHORITY ATTORNEY'S REPORT

#### ITEM #6

Attorney Florek presented his six month status report from April 1 through September 30, 2015. Compared to the prior six month report, the numbers are relatively close to each other, showing consistency with respect to the operations of the Housing Authority over the last year. Since April 1, 2015, 46 notices to quit have been served, but only 17 have been put into suit. In addition, eight cases received stipulated judgments. Attorney Florek explained that the court costs, attorney fees and marshal fees constitute basically half of the amount of rent owed. There were also two evictions in the past six month period, which totaled unpaid rent in the amount of \$6,529.01. The Authority currently receives payments from two vacated tenants who have received judgments, but there are many more judgments in place for vacated tenants that continue to be unpaid for a while, if not forever.

Kevin Nelson suggested adding the previous six month report to the most current report so that the numbers can be seen and compared. Attorney Florek agreed to make that change.

**SHA BANKING SERVICES**

**ITEM #7**

Kevin Nelson explained that prior to receiving the October 13, 2015 letter from Bank of America, the Authority was getting information from other banks because BOA was increasing their fees, despite the Earned Credit Rate. We interviewed TD Bank, Webster and Citizens Bank. TD Bank gave us the best Earned Credit Rate which means we will not be paying fees and may even be earning money each month depending on the activity of the month, which credit can be used to offset the purchase of checks, etc. Kevin is recommending that the Board adopt TD Bank to replace Bank of America in providing banking services to the Authority.

Resolved: To approve **Resolution #18-2015** to accept TD Bank as a provider of banking services to the Stratford Housing Authority.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Barbara English

**NEW BUSINESS**

**ITEM #8**

There was no new business to report.

Chairman Malloy suggested adding "Public Comment" after Item #2 to future agendas to accommodate any tenants who show up at a meeting. He added that most public entities are doing this as a matter of procedure.

**ADJOURNMENT**

**ITEM #12**

Motion was made to adjourn.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Evelyn Garofolo

Adjournment: 12:52 p.m.

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Kevin S. Nelson, Secretary