

The Housing Authority of the Town of Bethel

25 Reynolds Ridge, Bethel, Connecticut 06801

October 25, 2023

2:00 pm

Bethel Town Hall ~ 1 School Street ~ Meeting Room D

Special Meeting

MINUTES

CALL TO ORDER 2:00 pm

ROLL CALL

Beth Cavagna – Chairman, Janet Cosgrove – Treasurer, Marlyn D'Amico, Secretary (absent), Gary Rosato – Commissioner.

NP Rentals & Management: Mark J. Nolan, Stacey Olszewski. Residents/Public- 8 (on file) Guests –

Thomas Babcock (absent)

MINUTES

A motion was made by B. Cavagna to approve the minutes of September 20, 2023. Seconded by J. Cosgrove. All in Favor. Motion Carried. G. Rosato abstained.

CITIZEN INPUT

Clarification of Laundry Room hours was requested. Halloween Pot Luck scheduled for 10/28/23

RRRA REPORT

No report

Chairman's Report

- Chairman Welcomed Gary Rosato to the Board and welcomes his expertise.
- Flag dedication attendance was astounding and thrilled to honor the Veterans.

Phineas Park Management Report

- Waitlist – 1 Brm, 145 on WL, 2 Brm, 90 on WL. 1 vacancy. Accepting applications.
- Windows have been replaced except 3 due to additional materials needing to arrive.
- Extensive sidewalk work and repairs being done.
- 3 patios have damage and will be replaced. Money from reserves available to complete this need.
- parking lot lighting upgrades being installed.
- Parking lot was sealed and cracks filled.

Reynolds Ridge Management Report

- E 133 – 102 on WL, 2 Vacancies. Filled. Move 10/1/23 completed and one scheduled for 12/1/23. E 166 – 171 on WL, 0 Vacancies, 2 upcoming including #58,
- Unit #58 remodel progressing, rough inspections complete and sheetrock being installed.
- RESOLUTION – a motion was made to approve the proposal from AJ Construction to do the site paving at Reynolds Ridge in the amount of \$40,600.00. Seconded by J. Cosgrove. All in favor. Motion Carried.
- Parking lot upgrades are progressing. This is the final step of the Capital Improvement Plan started in January of 2020.

TREASURERS REPORT

RESOLUTION - a motion was made by B. Cavagna to approve checks as follows: **October 2023** - Phineas Park - \$78,108.43, Reynolds Ridge E133 -\$41,598.69, Reynolds Ridge E166 - \$63,743.49, Capital Improvement E 133 - \$0.00, Capital Improvement E 166 - \$7953.20 Seconded by J. Cosgrove. All in Favor. Motion Carried.

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OLD BUSINESS

None

NEW BUSINESS

A motion was made by B. Cavagna to go into Executive Session to discuss an option of a purchase of property by the Housing Authority of the Town of Bethel and invite Mark J. Nolan and Stacey Olszewski to the discussion. Seconded by J. Cosgrove. All in Favor. Motion Carried.

No decisions were made during the Executive Session.

A Motion was made by B. Cavagna to authorize Mark J. Nolan, NP Rentals & Management to represent The Housing Authority of the Town of Bethel in the due diligence process and report back to the commission at the next regular meeting for a formal determination. Seconded by G. Rosato. All in Favor. Motion Carried

B. Cavagna made a motion to adjourn. Seconded by J. Cosgrove. All in Favor. Motion Carried.
Adjourned 3:34 pm

Respectably Submitted by Stacey Olszewski – NP Rentals and Management, LLC