

The Housing Authority of the Town of Bethel

25 Reynolds Ridge, Bethel, Connecticut 06801

November 15, 2023

2:00 pm

Jane Hall Community Center ~ 25 Reynolds Ridge, Bethel Connecticut 06801

MINUTES

CALL TO ORDER 2:10 pm

ROLL CALL

Beth Cavagna – Chairman (absent), Janet Cosgrove (absent) – Treasurer, Marlyn D'Amico, Secretary, Gary Rosato – Commissioner, Thomas Babcock – Resident Commissioner.
NP Rentals & Management: Mark J. Nolan, Residents/Public- 7 (on file)

MINUTES

A motion was made by G. Rosato to approve the minutes of October 25, 2023. Seconded by T. Babcock. All in Favor. Motion Carried.

CITIZEN INPUT

None

RRRA REPORT

H. Watson, Jr. will take on role as Secretary.

Chairman's Report

- Tabled

Phineas Park Management Report

- Waitlist - 1 Bedroom 144, 2 Bedroom 90, Accepting Applications for Waitlist
- Windows and Sidewalks completed. Exterior lighting installation next week.
- Budget/Rent Increase approved by USDA. Increase 1 BRM -\$40, 2BRM \$45
- Renewal of Insurance, discussion ensued over increasing costs.
- **RESOLUTION** – M. D'Amico made a motion to accept the rent Increase and utility allowance for Phineas Park effective January 1, 2024 seconded by G. Rosato. All in Favor. Motion Carried.

Reynolds Ridge Management Report)

- Waitlist - E 133 – 102, No Vacancies, E 166 – 171, 2 Upcoming Vacancies.
- Some HOTMA deadlines have been delayed.
- UNIT #58 nearing completion.
- Parking Improvements completed, had some challenges with weather and grade.
- 166 Capital Improvement closed out with a total cost of \$1,897,053.46 includes loan for \$1,800,000.00 plus owner contribution. Residents' appreciation was received.
- 2024 Management Plan submitted to CHFA for approval.
- **RESOLUTION-** Rent Increase tabled.

TREASURERS REPORT

RESOLUTION – Tabled, Chairman and Treasurer not available

OLD BUSINESS

None

NEW BUSINESS

G. Rosato made a motion to adjourn. Seconded by T. Babcock. All in Favor. Motion Carried.

Adjourned 2:35 pm

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

RECEIVED
2023 NOV 21 P 12:45
TOWN CLERK
BETHEL, CT.