



# THE HOUSING AUTHORITY

of the Town of Bethel

25 Reynolds Ridge, Bethel, Connecticut 06801

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Regular Meeting of the Board of Commissioners for  
**The Housing Authority of the Town of Bethel**

April 16, 2025 ~ 2:00 pm

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

## MINUTES

Call to order 2:06 pm

### ROLL CALL

Beth Cavagna – Chairman, Gary Rosato-Vice Chair– Commissioner, Janet Cosgrove-Treasurer (absent), Marlyn D’Amico-Secretary, Thomas Babcock- Resident Commissioner (absent).

NP Rentals & Management: Mark Nolan, Stacey Olszewski BCC: Caroline Robinson

Resident/Public: 9 (on file)

GUEST: None

### MINUTES

A motion was made by B. Cavagna to approve the minutes of March 19, 2025, Seconded by M. D’Amico. All in favor. Motion Carried

### CITIZEN INPUT:

Discussion among the residents regarding the upcoming property amenities.

### REPORTS

#### **Chairmans Report**

- None

#### **Phineas Park**

- Waitlist - 1 BRM 148, 2 BRM 65, one 2 brm vacancy
- FEMA funding update- no funding update

#### **Reynolds Ridge Management Report**

- Waitlist – E133 165 – No Vacancies. E166 454, 2 vacancies. 2 applicants identified, Move Ins scheduled for May 1<sup>st</sup> and July 1<sup>st</sup> after remodel complete
- Purging of older applications (prior to 2025)
- Management Oversight Review May 7<sup>th</sup> and 8<sup>th</sup> by Navigate Affordable Housing Partners
- Site Improvement Walkthrough with Landscape Architect to review Gazebos, Pergolas, Benches and Picnic tables to improve property
- Hydraulic Fluid Spill onsite was remediated same day. No further concerns
- \$50K Funding received for investigation of new development of old Police Station site.
- Union Saving Bank offered to do a presentation on Elderly Fraud
- Foundation Grant – in the future for further informative presentations

TOWN CLERK  
BETHEL, CT.

2025 APR 21 P 3:44

RECEIVED

**Treasurers Report**

**RESOLUTION** – a motion was made by B. Cavagna to approve the March payables for Phineas Park: \$36,139.02 Reynolds Ridge E 133: \$18,690.11, E166: \$44,159.60 Seconded by G. Rosato. All in Favor. Motion Carried.

**RESOLUTION** – a motion was made by B. Cavagna to approve the quarterly transfer of funds from the administrative account to the Short Term Investment Fund (STIF) as follows: E133: \$35,000.00, E166: \$12,000.00. Seconded by G. Rosato

B. Cavagna made a motion to Adjourn. Seconded by M. D'Amico. All in Favor. Motion Carried.

Respectably Submitted by Nadene Peterson – NP Rentals and Management, LLC

Adjournment: 2:33 pm