Trumbull Housing Authority

November 23, 2015

4:00 pm

Community Room of Stern Village

**Commissioners Present:** Thelma Burr, Suzanne Donofrio, Susan Fatse

**Also Present:** Executive Director Harriet Polansky

**Commissioners Absent**: Linda Nassrah and Janice Kopchik

The meeting was called to order at 4:00 pm by Mrs. Donofrio in the absence of the Chairman. Roll call was conducted followed by the Pledge of Allegiance.

**Past Minutes**

Ms. Polansky provided the Clerk with the following changes to the October 27, 2015 minutes:

* Under Public Comment – first line should read “Two residents thanked the Commission and Ms. Polansky for all the work that is being done.”
* Under Treasurer’s Report – second line should read “All vendors have been paid.” End of last line should read “Center’s cash position”.
* Under Executive Director’s Report – second page, first paragraph – should read “approximately $10,000 mostly for cleaning various units.” Next paragraph should read “families in Trumbull who are interested in volunteering”.

Mrs. Fatse motioned to accept the minutes of October 27, 2105 as amended, seconded by Mrs. Burr, and approved unanimously.

**Resident Comments**

Paul Littlefield – Mr. Littlefield made a recommendation that in the emergency planning the Board have

authorization to hire additional help for snow removal. In the past when we had a severe storm, one of the Board members and director did hire a contractor. There is a legal agreement with the town but he felt that was not going to work. He recommended the additional help be dedicated to removing the snow from the secondary bedroom exits. During the last storm, people were frightened because they thought they were trapped. This way if something happens to the front room, they have a secondary exit.

Roberto – he is not happy with his cable TV. He pays a lot and wondered if the Board could do something to change it. The service is terrible and the channels cannot be seen correctly. He has reduced his service to the minimum level and is at a point to just not have the service. Ms. Polansky will check on this. Many factors could contribute to this service problem. Residents have already spoken to the cable service with no change in service. Ms. Polansky will contact Charter and ask for a meeting to resolve this.

Sandy – asked if there isn’t anything to come before the Board, if the meeting could be postponed until January. It was noted that it is part of the bylaws to have a meeting every month. She doesn’t want to waste the Boards time for a meeting if it is not necessary. Also, there may be something important come up for discussion and it is good to have the meeting already scheduled. Sandy also acknowledged Harriet and all that she has done since she first came. It has only improved. It hasn’t slacked off or lost enthusiasm. She feels that she has always been encouraged to speak her mind, to feel comfortable and feel a part of the community. She is pleased with the improvements and knows it is only through someone who cares and showing that they care. She feels Harriet has done a marvelous job.

Christiane Poggi -- stated she does not feel safe in Stern Village. She moved from #90 to #9 because of this woman who is a convicted killer. She stabbed someone 29 times and then killed someone else 10 years later. It is in the computer. If anyone wants to see, it you can see everything. She does not feel safe. The other day this lady tried to run her over. She called the Police and the Police haven’t done anything. She tried to kill her. She also tried to kill her friend, as well. She does not feel safe. Ms. Polansky stated they know exactly is going on as well as Paulette, the Commission and the Police. It is all being taken care of. The attorneys have been advised of this also.

Also, there are no cameras here. The Police came when this woman tried to run her over and kill her. She came in the back with her car and she tried to kill her and her dog. She brushed her jacket. She stated she should have gone to the hospital although she wasn’t injured. The Police have not done anything. She did the same thing to her girlfriend. The camera was not working. It happened right in front of the camera. She would like someone to fix it and that it be working for their safety. Question was asked why the cameras are not working. Ms. Polansky noted they were working for a while and then it cost a lot of money to fix them so they decided to wait until the revitalization. There are cameras in the Congregate that work, the Maintenance one works, as well as other places in the Village.

She also noted she has roaches in her apartment. Ms. Polansky and others came and found no roaches. Ms. Polansky stated she was aware of the problem. A sample of the bug was provided and it was felt it was a carpet beetle not a roach. Ms. Polansky will work on this.

**Treasurer’s Report**

Mrs. Burr reported for the period ending October 31, 2015. Stern Village and Stern Center had an overall gain of $9,391.00. All vendors have been paid. Current Accounts Payable amounts to $59,992.00. That includes our PILOT payment for the previous year. Our PILOT payment will not be paid until the outside account finishes the annual audit. The cash position is healthy. The current Village cash position has approximately $34,397.00 and the Center’s cash position is $38,005.00.

There are currently ten vacancies in the Village and four in the Congregate. Rehabilitation of the apartments is being done in the Congregate to allow for new residents. There were some capital expenditures this period. Repairs have been made to the stove and vent in the kitchen in the Congregate as well as to the sprinkler and the elevator. For the Village, additional refrigerators and ranges were purchased.

**Executive Director’s Report**

Ms. Polansky wished Mrs. Fatse a Happy Birthday and everyone a Happy Thanksgiving.

Currently the reserve balance is over $1,435,830.00 which is approximately $6,468.00 for each unit in the complex. The overall cash position as of October 31, 2015 shows a balance of $1,194,056.00 including the investment account. Accounts Payable is approximately $59,992.00 including our PILOT accrual for the current and past year. She is looking into project to improve the facility within the realm of affordability and any need for security that we can afford.

An update of the revitalization was provided to the residents at Ms. Polansky’s Tuesday Tea. This plan is also available in the Community Room and in December’s newsletter. We are transparent and we want to keep everyone involved. Thank you to the members of the Resident Development Advisory Committee who are always spreading the word. CHFA and DOH told them through a conference call that they want to do the project and they currently have updated plans for review. Ms. Polansky hopes that in December, she, Neil, any Commissioners and perhaps the architect will have a meeting with them. It was decided that bifurcating the redevelopment process into two phases would make sense to meet the identified financial goals set by the state and CHFA. The scope has been scaled back, thoughtfully, to control the overall cost of the project without diminishing the sustainability. In other words, Ms. Polansky noted they will be getting what they need and want. There will still be additional parking, the loop road for improved access for residents and first responders, only demolishing two buildings to accommodate the parking and roadway design from the initial 18 in the original concept. We also need a comprehensive storm water management plan including asphalt curbs, sidewalks, driveways and parking lots. We will have upgraded landscape. There will be a renovated Community Room with, perhaps, an addition. New roofs, doors and windows will be done. They will be adding bedroom additions to the efficiency units. The front porch or foyers have been deleted from the scope because if was out of their realm. Emergency efficient ductless heat and cooling, hot water heaters, energy recovery ventilation systems, step in showers, and other improvements will be made. Ten percent will be designated as ADA or handicapped units. We are still on track. Ms. Polansky stated because the project was cut in half, they can’t renovate just one side. We will ask for a commitment to do both sides.

Ms. Polansky extended a special thank you to John and Darby Ruby and Don Scinto for the Second Annual Turkey Fest. The Ruby’s donated 25 turkeys and Mr. Scinto organized the event. She also thanked the First Selectman for joining the event and selecting the recipients. There should be an article in the Trumbull Times this week.

According to Ms. Polansky, residents chosen for the sampling of weatherization said they did a great job. The residents felt their apartments are less drafty now that the improvements have been made. A formal report will be given to UI and didn’t think there was any hindrance for UI not to say yes to everyone else. There is also a lighting study being conducted on Tuesday, December 1 at 9:00 am in the common areas in resident apartments. Thirty-seven residents were selected and should have received a letter regarding this.

There are a lot of parties going on in December in Stern Village. More information to follow.

Kim from TOVA will be back on December 15. TOVAH is working to educate Stern Village residents to understand how they can contribute to the growth and sustainability of our community and in the process prepare residents for taking on leadership roles when leadership opportunities, tenant association nominations and elections occur.

Question was raised if during the project, some of the trees would be cut down around the edge where it is shady and where mold sets in. It was noted that if it is in the landscape plan, it would be done.

Question was raised about the cabinets in some of the units. They are unusable and wanted to know if that is standard. Mrs. Burr noted some of the units had new cabinets put in and they are 1/3 less than other units. They cannot be used because of the size. Ms. Polansky noted everyone will love the new cabinets to be put in.

**Unfinished Business**

None.

**New Business**

None.

**Adjournment**

Motion was made by Mrs. Donofrio, seconded by Mrs. Burr, to adjourn the meeting at 4:28 pm. Approved unanimously.

Respectfully submitted,

Barbara Crandall

Clerk

These minutes are considered a draft until approved at the next meeting of the Trumbull Housing Authority.