

**MINUTES OF REGULAR MEETING
SOUTHINGTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS
February 24, 2009**

A regular meeting of the Southington Housing Authority was held in the Community Hall at 43 Academy Street, Southington, Connecticut, on Tuesday, February 24, 2009.

CALL TO ORDER:

Chairman Conroy called the meeting to order at 7:00 p.m.

The following Commissioners were present: Dennis Conroy; Helen Locks; Agnes Bart;
David A. DellaVecchia; and Ryan T. Cayer

Also, present Stephen L. Palmieri, Executive Director

PUBLIC COMMUNICATIONS:

There was no public communication.

COMMUNICATIONS:

A letter was received from Banknorth stating the bank is fiscally strong, extremely well capitalized, triple "A" rated (Moody's rating) financial institution.

A letter was received from Sovereign Bank stating Banco Santander has acquired them.

VACANCIES: Apartments: 53 Pleasant St. (as of 3/1/09)
60 Pleasant St. (Probate)

APPROVAL OF JANUARY 27, 2009 MINUTES

Motion was made by Commissioner Bart, seconded by Commissioner Cayer, and unanimously carried to approve the minutes of the January 27, 2009 meeting as presented.

APPROVAL OF FEBRUARY ACCOUNTS PAYABLE

Motion was made by Commissioner Bart, seconded by Commissioner Locks, and unanimously carried to approve the February 2009 accounts payable as presented.

OLD BUSINESS:

1. Update on elevator project

Mr. Palmieri reported the Authority has received a copy of the Certificate of Occupancy for the elevator addition, dated January 27, 2009. The entire cost came to \$671,449.94. The Small Cities Community Development Block Grant Program paid \$604,862.20 with the Authority paying the remaining balance being \$66,587.74. The residents of 43 Academy St. are pleased that we now have a second elevator.

2. Update on Main St. roofing project

There was nothing to report on the project this month. We are waiting for better weather.

NEW BUSINESS:

1. Small Cities CDBG Grant

Rehab/modernization discussion took place on work needed at DiCarpio-Forgione Terrace. Items mentioned were Kitchen/Bath updating; Updating Community Hall; Converting 4 units into Handicap apartments; Updating Fire Alarms; Sidewalk replacement: ect.

Chairman Conroy suggested internet access to be included in the community hall updating.

Tub cuts were also discussed (convert bathtubs to walk in showers). Chairman Conroy suggested this could be something done at the other complexes. We could have two (2) bathtubs done and then get feedback from tenants.

2. Executive Director's Report

The 9 month CD invested in ING reaches maturity on March 5, 2009. After some discussion, it was decided not to renew the CD. Chairman Conroy suggested to check on other banks CD/Money Market rates and to check with our accountant for the March meeting. One bank that was suggested is Sovereign (Banco Santander) Money Market.

Motion was made by Commissioner Locks, seconded by Commissioner Bart, and unanimously carried to deposit the CD into one of our saving accounts.

Mr. Palmieri reported on a request by a tenant to have the Authority install two ceiling fans in his handicap unit at 500 Pleasant St. After some discussion, it was decided, because of the layout of this handicap apartment the Authority would have the wire/fan boxes installed. The tenant would have to purchase his own fans and pay to have them installed.

Motion was made by Commissioner Bart, seconded by Commissioner Cayer, and unanimously carried for the Authority to have the wire/fan boxes installed in apartment 4 at 500 Pleasant St.

Mr. Palmieri reported Mark Hill Director of ALTA (alternative high school) would like to start a program (friendship) with his students and the tenants of DiCaprio-Forgione Terrace. On Monday February 9 2009, 6 students met with 12 residents in the community hall. They decorated the hall for Valentine's Day and had a small party. Both groups enjoy themselves.

3. Tenant Commissioner's Report

Commissioner Bart had received complaints from a tenant, about another tenant not picking up after his dog, using two washing machines at the same time, and leaving a shopping cart in front of the apartment. Mr. Palmieri will speak to the tenant.

MISCELLANEOUS:

There were no other items to come before the Commissioners.

EXECUTIVE SESSION:

Motion was made by Commissioner DellaVecchia, seconded by Commissioner Locks, and unanimously carried to adjourn to Executive Session, excluding the public and the press, to discuss personnel matters.

The meeting went into Executive Session at 7:45p.m. No motions were made, no action was taken, and on motion made, seconded and unanimously carried, the meeting reconvened in open session at 7:58p.m.

ADJOURNMENT:

There being no further business to come before the meeting, upon motion duly made, the meeting was adjourned at 8:00 p.m.

Stephen L. Palmieri
Recording Secretary