

# HOUSING AUTHORITY OF THE TOWN OF PLYMOUTH

43 Ronald Rd. – Apartment 24 (Temporary location due to Renovations)  
Terryville, Ct. 06786

## 1/31/2023 AGENDA – SPECIAL MEETING; Tuesday at 6:30 pm. TEMPORARILY HELD AT APARTMENT 24.

1. Call to order, Roll Call, Pledge of Allegiance & Invocation. Note: Joe Longo is no longer a member because he has move to Bristol. Naturally, I will be seeking a new member to fill this vacancy and forward the name(s) to the Mayor and Town Council for their action.  
VKlmas, Chairperson.
2. Minutes 12/20/2022 Minutes.
3. Public Comments.
4. Management Reports: Executive Director’s Janett Olivieri; Hank Rasmussen, PT Maintenance Supervisor. Executive Session for legal reasons to discuss an account.
5. Tribute to Rev. Martin Luther King. See attached. VKlmas, Chairperson.

2023 JAN 30 AM 11:41  
 TOWN CLERK'S OFFICE  
 TOWN OF PLYMOUTH  
 VIN KLIMAS

**COMMITTEE REPORTS:**

5. FINANCE: December, 2022 Year End Financials: Cathy Mackiewicz, Treasurer and Matt Fontaine,  
CPA, Controller; DeMarco Co.
6. PHYSICAL PLANT: Vin Klimas, Chairperson:

**Approximate Status x Capital ADA Bump Out Improvements**

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| DOH SSHP State Funds through CHFA to the Housing Authority of the Town of Plymouth           | \$ 2,509,725                                       |
| DOH CDBG funds through the Town of Plymouth to the Housing Authority of the Town of Plymouth | \$ 2,300,000                                       |
| Town of Plymouth CDBG Program Income   | \$ 100,000   |
| Town of Plymouth ARPA Funds  | \$ 50,000  |
| DOH Predevelopment Loan  | \$ 278,000   |
| Housing Authority Property Reserves  | \$ 14,877  |
| Housing Authority Equity   | \$ 16,663  |
| Energy Rebates   | \$1,805  |
| GRAND TOTAL OF FUNDS APPROVED AT THE BEGINNING   | \$ 5,271,070                                       |
| #1 Advance Drawdown-Received   | (\$676,279)  |
| #2 Advance Drawdown-Received   | (\$47,259)   |
| #3 Advance Drawdown - Received   | (\$453,881)  |
| #4 Advance Drawdown - Submitted  | (\$877,525.5) – Received SSHP Portion<br>1/27/2023 |
| GRAND TOTAL OF FUNDS AS OF   | \$3,216,125.5.                                     |

Change orders ... nearing Maximum per Contract see CO Listing. See email from State regarding PAC's Change Request for \$87,400 which is rejected by Architect and myself. AIA has found it unsubstantiated. Note The PAC started the project 5 months late. Moved tenants into Temporary units while renovating second two clusters. Problem with one new unit because toilet did not work then worked and again did not work.

ZOOM Meeting with VKlimas, Chairperson, Housing Authority; State Officials, and Housing Team/QAM/Housing Consultant: Lilia Kieltyka. DOH Project Manager, Kim Black, CHFA Project Manager, Jennifer Landau, CHFA; Eric Gruettner, CHFA Internal AIA, Miquel Rivera, DOH, CD Director; Dave Berto, Housing Enterprises; Tom Arcari, QAM AIA, EBenken, QAM AIA. The State agreed to various Budget transfers and adjustments. Please see attached Recommendations the State has in a preliminary manner approved. Chairperson will go over Budget Adjustments the Board will need to discuss and vote upon.

7. PERSONNEL: VKlimas, Chairperson; Interim Report all signed off; Final Annual evaluation Report to be completed by February 21<sup>st</sup> meeting.

8. RESIDENT AND HUMAN RELATIONS: Mike Agey, Resident Elected member.

9. Old/New Business.

- NEXT MEETING WILL BE February 21, 2023; regular meeting 5:30 PM probably Room 24; possibly Community Room if renovations are completed. Final location will be announced.
- Next years' 2023 Meetings Schedule – distributed and are on third Tuesdays each month at 5:30pm. Next meeting will be our Annual Meeting. On campus in Room 24 or the Community Rooms or other location until further notice, Dates and location will be posted on door of Apartment #24 and #26 and on the Town website until further notice.
- Happy Valentine's Day!

Respectfully Submitted,

*Vinnie Klimas, Chairperson*

Vinnie Klimas, Chairperson 1/30/2023