

**JANUARY 7, 2020 MEETING MINUTES**  
**NORTH HAVEN HOUSING AUTHORITY**  
**555 Pool Road**  
**North Haven, CT 06473**

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The regular scheduled meeting of North Haven Housing Authority was held on January 7, 2020.

**Present:**

Richard LoPresti, Chairman

Absent: Marvin Wilson

Anne McKeon, Executive Director

Anthony Solli, Commissioner

Nancy Leddy

Kevin Rossi, Tenant Commissioner

Kelly McDermott, Ex. Director of WHA

First Selectman Michael Freda

Chairman LoPresti opened the meeting at 4:05 with a request for a motion to amend the agenda to include an executive session. Mr. Solli made the motion seconded by Mr. Rossi. Acceptance was unanimous.

The commission welcomed Mr. Rossi, elected by the tenant council to serve as Tenant Commissioner.

The election of officers was conducted by first selectman Michael Freda. Results were as follows:

Chairman: Mr. Solli nominated Mr. LoPresti, seconded by Mr. Rossi. All were in favor.

Vice Chairman: Mr. LoPresti nominated Mr. Solli, seconded by Mr. Rossi. All were in favor.

Secretary: Mr. LoPresti nominated Ms. Leddy, seconded by Mr. Solli. All were in favor.

Treasurer: Mr. Solli nominated Mr. Wilson, seconded by Mr. Rossi. All were in favor.

A motion was made by Mr. Solli to accept the December minutes as circulated, seconded by Ms. Leddy. So approved.

There were no Public Comments.

The Executive Director reported on the completion of the roofs at Parkside. Stanley Construction did an outstanding job. We are awaiting the punch list and approval of the architect.

The budget and the base rent increase was approved by CHFA.

The WHA/NHHA Christmas party was enjoyed by all who attended.

The request for insurance quotes continues.

Re-evaluation and lease signing is almost complete with the exception of 4 tenants. Failure to comply will result in a charge of market rent.

A copy of WHA by-laws were distributed with a request to add or delete idea prior to the February meeting.

The Fire Department will again schedule an inspection.

Mr. LoPresti announced the following: The town will proceed to seek funding under the PDBG (Small cities) program. Mr. Peter Testa was hired as a consultant. The “kick off” meeting will take place on January 28<sup>th</sup>.

Mr. Selnau will produce the “as built” drawings in order to retrieve our bond.

It is Mr. LoPresti hope to build more units before the expiration date of our zoning approval.

Financials were discussed by Kelly McDermott. The re-evaluation has increased our rent role by \$12,000 per month. We have operated within our budget. Ms. McDermott offered to help with the Food Bank set up at our next meeting.

Mr. Rossi presented several delayed maintenance problems that will be addressed asap. He reported that several tenants were violating the “no smoking” rule.

At 5:50, Mr. Solli motioned to go into executive session, seconded by Nancy Leddy. The session was required in order to determine the salary proposal for the maintenance man which would include a rent credit.

Following the executive session, Anthony Solli made a motion to adjourn at 6:12, seconded by Nancy Leddy. All were in favor.

The next meeting will be held on Tuesday, February 4, 2020 at 4:00pm.

Please call the office if you can not attend.

Respectively Submitted,

Nancy Leddy