

February 14, 2023 REGULAR MEETING MINUTES
NORTH HAVEN HOUSING AUTHORITY
555 Pool Road
North Haven, CT 06473

The regular Commissioners meeting of the North Haven Housing Authority was held on Tuesday February 14, 2023. The meeting was called to order by Chairman Richard LoPresti at **4:01 PM**.

Present:

Richard LoPresti, Chairman
Anthony Solli, Vice Chairperson
Nancy Leddy, Secretary
Virginia Ballough, Tenant Commissioner

NHHA Staff:

Chris Pisani, Acting Executive Director
Sophia Rosa, Acting Assistant Executive Director
Helen Muniz, J D'Amelia & Associates (Grant Consultant)

Welcome and Announcements:

Richard LoPresti, Chairman opened the meeting with a roll call.

Chairman LoPresti made a request to amend the agenda to move public comment and the NHHA Tenant Council Corner after all New Business. Vice Chairman Solli made a motion. Secretary Leddy seconded the motion. All present board members are in favor.

New Business:

A) *Approval of Finance Reports:* Tenant Commissioner Ballough made a motion to approve the January Finance Reports. Chairman LoPresti noted the reports to be through January of this year and requested to see year end Financials through December 2022. No further comments or questions were received. Vice Chairman Solli second the motion. All present board members are in favor.

B. RESOLUTION R-02/14-23-001 RESOLUTION AUTHORIZING THE APPROVAL OF A CONTRACT WITH PAC GROUP LLC FOR CONSTRUCTION MANAGER AT RISK SERVICES NOT TO EXCEED A PERIOD OF THREE YEARS FOR RENOVATIONS AT TEMPLE PINES IN NORTH HAVEN, CONNECTICUT

Chairman Lopresti introduced Helen Muniz, whom is the grant consultant for the temple pines renovation project. Chairmen Lopresti then explained that nhha went out to bid last april. The

board approved the selection, and the housing authority is in need of board approval of the contract with pac group llc for the coordination of renovations at the temple pines facility.

Helen Muniz explained to the board that the project is being done with two different funding sources, and the selection of the construction manager was done in accordance with federal procurement guidelines. It was expressed that the firm is a good contractor, who is also a resident of north haven. additionally, It was noted for the record that the j d'amelia team entered into extensive contract negotiations which have undergone review by all parties in order to bring forth to the board.

Vice chairman Solli made a motion to approve. Tenant Commissioner Ballough seconded the motion. All present board members are in favor.

C. RESOLUTION R-02/14-23-002 RESOLUTION AUTHORIZING THE AWARD OF AN AGREEMENT IN THE NOT-TO-EXCEED AMOUNT OF 275,000.00 FOR A THREE (3) YEAR CONTRACT TERM, TO SCHADLER SELNAU ASSOCIATES, PC FOR ARCHITECTURAL SERVICES IN CONNECTION WITH THE TEMPLE PINES RENOVATION PROJECT

Chairman lopresti stated the north haven housing authority has been working with paul selnau since 2014. Helen Muniz went on to explain that the contract details all work done pertaining to the temple pines renovation project. it was noted that the contract amounts are within the industry standard of an architect project and respectively asked for board approval. Discussion took PLACE REGARDING the introduction of paul selnau to the fellow board members.

Vice chairman Solli made a motion to approve. Tenant Commissioner Ballough seconded the motion. All present board members are in favor.

D. RESOLUTION R-02/14-23-003 AUTHORIZING THE AMENDMENT OF THE NORTH HAVEN HOUSING AUTHORITY BYLAWS

Helen muniz discussed the need for AMENDED housing authority bylaws, more specifically that it came about as a requirement during the closing phase of the funding. chairman lopresti stated that the north haven housing authority was created in 1973 and after further searching, management has been unable to locate the original document. Acting assistant director rosa noted that the proposed amended bylaws mirror the wallingford housing authority bylaws.

Vice chairman Solli made a motion to approve. Tenant Commissioner Ballough seconded the motion. all present board members are in favor.

Other Business:

- **Update 2021 Small Cities Application- Temple Pines**

Chairman LoPresti provided an update stating that the NHHA development team has engaged in Hartford Elevator to complete the elevator repairs. Acting Executive Director Pisani has asked the vendor not to start until all parts have been received. Chairman LoPresti went on to explain that PAC Group is going out to bid next week for all other renovations and asked for cooperation and support of one another. Acting Assistant Director Rosa stated once funding closes, the NHHA will hold a pre-construction meeting on the property with PAC Group in attendance. Additionally, tenants will begin receiving relocation notices.

Secretary Leddy left the meeting at 4:44PM.

Public Comment:

Tenant Commissioner informed the board of a heartfelt card written to the North Haven Fire Chief regarding the recent loss of one of their firefighters. She stated that a response was received, and asked if it could be framed and hung above the Knox box in Temple Pines. Chairman LoPresti noted that once construction starts, the frame might have to be moved to a different location.

Linda Norman, resident of Temple Pines asked for the timeline of the installation for Anne McKeon's plaque. The Acting Executive Director stated it would be going up after construction is completed.

Tenant Council Corner:

Gary Stackpole, tenant council President announced the dissolution of the North Haven Housing Authority Tenant Council for the time being. Vice Chairman Solli asked for the reasoning. Mr. Stackpole stated that it was due to lack of interest, however, an attempt to inquire about interest will be made in the spring. Chairman LoPresti requested that Mr. Stackpole reaches out to the office when ready, to be sure the nomination process is being followed.

Vice Chairman Solli made a motion to adjourn. Tenant Commissioner Ballough seconded the motion. All present board members are in favor.

The meeting adjourned at **4:53PM**