

Housing Authority of the Town of Somers
Meeting March 18, 2026
71 Battle Street
Meeting Minutes

1. Call to Order

The meeting was called to order at 1:00pm

2. Attendance

Marylou Hastings, Terri Schmidt, John Nejfelt, David Pinney, Brooke Hawkins

3. Discussion with individual residents

None present

4. Old Business

4.1. Management of Property

4.1.1. Apartment Rental – Update

Phase I: one unit open with new tenant ready to move as soon as unit is ready. One coming up. Phase II has one unit to be occupied April 1.

4.1.1.1. Review plans and prospects for retaining 25% units in Phase I

none

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a summary of work orders. There have been several snow and/or ice events. Power outage Mar 17 that affected only some units and not others. Had to hire paint contractor for turnovers due to other demands on staff.

4.1.3. Review Financial Condition

Maureen was not present but has provided the February financial reports and a summary. There were extra expenses for snow removal and a large partial payment to the auditors that produced negative cash flows for both phases. March revenues may be sufficient to restore appropriate cash positions, but if not we may have to tap operating reserves.

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed a report from Fran. She continues to engage with several areas of support for residents. Energy assistance has taken extra time as unusually cold weather has increased expenses for propane substantially. We talked about monitoring for heat leaks in units that experience large increases in heating costs.

4.2. Other

Nothing raised

5. New Business

5.1. Other

Dave reported that Winn's proposal for Somersville will not be going forward. The Selectmen want to review options for the housing authority to develop additional housing. Dave will be meeting with the First Selectman to discuss this

6. Approval of minutes from February 18, 2026

Terri moved, Marylou seconded, and it was unanimously agreed to accept the minutes as presented

7. Resident Questions/Concerns

none

8. Adjournment

John moved, Terri seconded, and it was unanimously agreed to adjourn at 1:45pm

Respectfully submitted,

David Pinney, chair