

**Housing Authority of the Town of Somers  
Meeting May 13, 2026  
63 Battle Street  
Special 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, Maureen Corley

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 but still looking for applicant. Have notice for two more coming up June 1; Phase II: One vacancy now and one coming up June 1.

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

None of these units are legacy units

4.1.2. Review Condition of the Facilities and work orders

Brooke distributed and reviewed a summary of work order activity. Some activity generated by Spectrum inspection. Planning to change filters next week as well as testing of emergency systems. Inspected sidewalks after winter season and found several places that will need to be repaired. Request for quote is out at this time. Also soliciting quotes for crack sealing along drive and parking areas.

Spectrum audit every three years for Phase II. Changing to every five years for Phase I.

4.1.3. Review Financial Condition

Phase I has absorbed bulk of snow storm damage expenses along with some other exceptional expenses. Water rate has gone up. Phase II is in the black

4.1.4. Review Resident Services Coordinator's activities

Brooke distributed and reviewed Fran's report. Extra work at the moment on supporting renters rebate application. Otherwise, continuing with the usual extensive list of support activities

4.2. Other

5. New Business

5.1. Plans for new building project

After discussion of the new CT Dept of Housing initiative to work with small housing authorities on small scale projects, John moved, Terri seconded and it was unanimously agreed to make an initial application to DOH for a 20-unit project to be constructed on an approximately five acre site of town-owned land adjacent to Woodcrest to be transferred by the town to the housing authority.

5.2. Other

6. Approval of minutes from March 18, 2026

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

7. Resident Questions/Concerns

Residents are asking about cleaning windows. Brooke is working on getting the staff to tackle that

8. Adjournment

The meeting was adjourned at 2:20pm

Respectfully submitted,

David Pinney, chair