

**HOUSING AUTHORITY OF THE TOWN OF SOMERS  
SHA, INC.  
SOMERS HOUSING MANAGEMENT, INC.  
Somers, CT 06071**

**MINUTES OF THE REGULAR MEETING – September 17, 2008**

**1. Call to Order**

Chairman DuPerre called the special meeting of the Somers Housing Authority to order at 4:02 p.m. in the Woodcrest Community Room.

**2. Attendance**

Commissioners: Brian DuPerre, Mary Lou Hastings, Bob Landry, and Diane Yensen  
Ex Officio: Hon. David Pinney

Others in Attendance: Consultant Harvey Edlestein, Real Estate Diagnostic, Inc., Marie DeMarco, DeMarco Management Corporation, Cindi Parker and Maggie Kress, Resident Service Coordinators, and Joan Jaquith, Recording Secretary.

Approximately 60 Woodcrest residents along with their family and friends were in attendance.

**3. New Business**

**3.1 Relocation Meeting with Residents**

Somers Housing Authority Chairman, Brian DuPerre, introduced himself and the other commissioners in attendance. Mr. DuPerre introduced Marie DeMarco from DeMarco Management Corporation, Harvey Edlestein from Real Estate Diagnostic, Inc., and Resident Service Coordinators Cindi Parker and Maggie Kress. Chairman DuPerre also introduced First Selectman, David Pinney.

Chairman DuPerre explained that this was an official public meeting of Somers Housing Authority with a posted agenda. "Discussion of the relocation with the Woodcrest residents" was the third order of business on the agenda. Chairman DuPerre stated that he would speak for approximately 15 minutes followed by a question and answer session. All those in attendance were invited to stay for the business portion of the meeting that would follow the meeting with the residents. A "meet and greet" was held following the question and answer session. Refreshments were served.

Chairman DuPerre presented a brief history of the Somers Housing Authority since its inception in 1973 and acknowledged the work and dedication of the past commissioners.

Chairman DuPerre stated that he received a lot of positive feedback following this morning's tour of the new building. Chairman DuPerre stated that it is the goal of all those involved in this project to improve the residents' living situation and to accommodate the needs of those living in this community. Mr. DuPerre, along with Ms. DeMarco and Mr. Edlestein, explained the reason for the new certification requirement process.

Ms. DeMarco offered a \$1000.00 incentive to residents who will agree to stay in the new building permanently. This is a one-time offer and will be available to the first 26 people who commit by September 22, 2008. Ms. DeMarco explained that this incentive was being

offered to guarantee 26 units as “units in service” which is a requirement that the investor, Sun America, must meet to qualify for tax credits.

### **3.2 Resident Questions/Concerns**

Questions were raised regarding qualification requirements, unit selection, rent increases, change of address notification, mailbox location, parking, utility costs, rules and regulations and the move itself. The commissioners, along with Mr. Edlestein and Ms. DeMarco, responded to all the questions presented.

Chairman DuPerre called for a brief recess at 5:10 p.m. A “meet and greet” was held during the recess and refreshments were served.

*The regular meeting resumed at 5:30 p.m.*

### **3.3 Election of Officers**

This item was postponed until the October 15, 2008 meeting.

## **4. Approval of the August 13, 2008 Meeting Minutes**

Diane Yensen MOTIONED to approve the August 13, 2008 Special Meeting Minutes as presented. Mary Lou Hastings SECONDED the motion. The motion passed.

## **5. Bills and Communication**

Invoices were presented and reviewed. Chairman DuPerre signed checks for payment of the invoices presented.

Chairman DuPerre signed *Application for Reg. 19 – Low and Moderate Income Housing Facilities* as requested. This application will be submitted for state tax exemption for Woodcrest Limited Partnership.

## **6. Old Business**

The October 15<sup>th</sup> meeting will start at 6:30 p.m.

Election of Officers will be scheduled for this meeting.

## **7. Other**

- Planning for the official opening ceremony for the new building has started. Chairman DuPerre will contact state and local officials and extend an invitation to them to attend the opening ceremonies.
- Chairman DuPerre will contact Donna Doyker to check on the status of the brick walkway fundraiser.
- Mr. Edlestein will begin putting together a punch list of items that need to be completed in the new building. Mr. Edlestein will also look into issues and concerns that were raised by the residents following this morning’s tour and during the resident meeting, specifically water spilling over onto the bathroom floor from the shower stall and installation of an emergency call system in the hallways.
- Mr. Edlestein will look into how cell phone reception can be improved in the new building.

## **8. Adjournment**

Mary Lou Hastings MOTIONED to adjourn the meeting at 6:24 p.m. The motion was SECONDED by Bob Landry. The motion passed.

Respectfully Submitted,

Joan Jaquith  
Recording Secretary

These minutes are not official until approved at a subsequent meeting.

**Minutes approved as presented at the October 15, 2008 meeting.**