

Willington Housing Authority
Monday, April 17, 2023 – 4 p.m. Regular Meeting (in person)
Willington Senior Center, 20 Senior Way, Willington, CT 06279

Present: Chairman Don Berg; Vice Chairman William Bunnell; Treasurer Claudia D'Agata; Tenant Commissioner Jack Moskus; Maintenance Director Pete Kasacek (representing property management); Recording Secretary Brenda Sullivan (by phone). **Absent:** Executive Director Laurie Bradley (property management), Resident Services Coordinator/Assistant Director Sharon Boisvert (property management).

1. Call to order – The meeting was called to order at 4 p.m.

2. Present to speak – opportunity for members of the public to speak.

No members of the public present.

3. Old Business – Senior Housing “Button Hill”

A. Director's Report – This report was emailed to members prior to the meeting; a copy is available to the public from management upon request.*

D. Berg reviewed the report in L. Bradley's absence.

There was discussion about work on the water heater in Building 10 and about residents calling the emergency number when there is a serious problem with their water service.

D. Berg suggested residents be provided with a magnetic sticker with the emergency number that they could put on their refrigerator. P. Kasacek said the emergency number is included in an info packet given to residents when they first move in. B. Sullivan noted the number is also provided on the Housing Authority's page on the town's website. D. Berg said he would check whether the emergency number on the equipment was updated after new management was hired.

D. Berg also noted from the report that recertification of residents (regarding rent level) is underway.

B. Expenditures – This report was emailed to members prior to the meeting; a copy is available to the public from management upon request.

D. Berg noted that expenditures were about \$300 less than income for the month of March.

C. Button Hill Treasurer's Report – This report was emailed to members prior to the meeting; a copy is available to the public from management upon request.

No discussion.

D. Chairman's Report

Including discussion and possible action on accepting a second grant from the Clean Energy Group (CEG), to review the costs of resiliency (batteries) paired with PV (including a review of just PV alone) for the apartments. The first grant looked at batteries for only the utility rooms. The value of this second grant is \$8,500. The Housing Authority's cost for the review is \$0.00.

D. Berg said he spoke with Joseph Dickerson, community partnership manager with Sustainable CT, about a potential grant of up to \$30,000 that could fund PV and batteries for the utility rooms.

D. Berg also discussed the final report (Feasibility Analysis) by American Microgrid Solutions for back-up batteries for powering the utility rooms. He provided a printout of one summary page from the 16-page report and said he will provide copies of the full report at the next regular meeting.

There was discussion about the comparative costs of two alternatives, including one that would power all the lights and refrigerators, but would require additional wiring and would use more power than what's currently generated by the PV array and would result in having to buy power.

Another option is to lease equipment..

D. Berg said he wanted clarification about the cost calculations in the analysis, but was told by American Microgrid Solutions that the project had been closed out and so, additional consultation could incur additional billing.

He also noted that the figures in the report were for one building, so they need to be multiplied by 4, for a picture of the total cost.

There was discussion about accepting a second grant from Clean Energy Group, also for \$8,500, for a feasibility analysis of batteries and PV for the apartments. The Housing Authority would incur zero cost related to this grant. -

4. New Business –

Following further discussion of a second Clean Energy Group grant, C. D'Agata made the following motion, which was seconded by J. Moskus, and passed unanimously.

To authorize D. Berg to engage Clean Energy Group (CEG) and their recommended engineering firm American Microgrid Solutions (AMS) to create an analysis of solar and battery solutions for the Button Hill individual apartments utilizing an \$8,500 grant that will fully cover the cost of such a review.

5. Correspondence – D. Berg said he received a US Government Units Survey for 2022, that he and L. Bradley completed and submitted.

6. Approval of Minutes

W. Bunnell made a motion to accept the March 20, 2023 minutes as written. The motion was seconded by J. Moskus, and passed unanimously.

7. Housing Authority Treasurer's Report – C. D'Agata reported a payroll check was written on March 9, 2023, leaving a balance of \$3,634.54.

8. Motion to Adjourn

C D'Agata made a motion to adjourn at 4:34 p.m. W. Bunnell seconded the motion. The motion passed unanimously.

*Respectfully submitted by Recording Secretary Brenda Sullivan. Please note that minutes are posted prior to being officially approved – changes/corrections are normally indicated in the subsequent month's meeting minutes. *(For copies of documents mentioned in the minutes, please call management at 860-498-0268.)*

Brenda Sullivan

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