

MINUTES
Willington Housing Authority
Monday, August 15, 2022 – 4 p.m. Regular Meeting
Willington Senior Center, 20 Senior Way, Willington, CT 06279

Present: Chairman Don Berg; Member William Bunnell; Member Jack Moskus; Executive Director Laurie Bradley (property management); Treasurer Claudia D'Agata (arrived at 4:23 p.m.) Recording Secretary Brenda Sullivan via conference call. Absent: Resident Services Coordinator/Assistant Director Sharon Boisvert (property management).

1. Call to order – The meeting was called to order at 4:06 p.m.

2. Present to speak – No members of the public present to speak.

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 by request from the management office.

L. Bradley gave an update on the Housing Authority’s application for funding from the town’s American Rescue Plan Commission. She said funding for an alarm system was approved, but not for generators. She said the board could pursue other possible funding sources, such as grants.

L. Bradley said two sets of tenants from the Coventry Housing Authority residences had temporarily moved into Button Hill, as previously discussed. She said she expects plumbing work at the Coventry complex to conclude by September 26, 2022.

She said some work was done on clogged drains at Button Hill and some mildew was washed off the siding on one unit. She added that because of the current drought, there hasn’t been a need for mowing, so the mowing contractor has been working on other landscaping tasks, such as mulching.

B. Expenditures

This report was emailed to members prior to the meeting; a copy is available by request from the management office.

L. Bradley said there was an Eversource mix-up involving the Coventry Housing Authority electric bills (some CHA bills were included with Button Hill bills), so a check was written to Button Hill operating account to address the error. She also noted that the May management bill was inadvertently not paid until July.

C. Button Hill Treasurer's Report

This report was emailed to members prior to the meeting; a copy is available by request from the management office.

L. Bradley said \$14,000 was transferred into reserves, for a total now of \$62,000, and will now receive a higher interest rate in the new reserves account.

53 D. Chairman's Report

54
55 D. Berg discussed the outcome of the Housing Authority's grant application to the town's American
56 Rescue Plan Commission. He said that when it came time to vote on funding for an emergency generator,
57 there was no one on the Commission willing to make a motion that the generator system receive ARPA
58 funding. He said he understood that the Commission wanted to save some of the available funding to roll
59 into the next round of applications to cover other projects.
60

61 L. Bradley said the Commission also took issue with the fact that the generator wouldn't power Button
62 Hill residents' air conditioning. L. Bradley said she feels the main purpose of the generators is to make
63 sure residents have heat in the winter when there's a power failure. Powering the septic pump also is
64 critical during a power outage, she added, more so than AC.
65

66 D. Berg said he's been talking with Earthlight about a Power Purchase Agreement for Button Hill's
67 utility room batteries to find out if they're willing to modify the existing solar-only agreement to include
68 backup batteries that would be installed in the utility rooms. He said he also talked to Clean Energy
69 Group about a \$7,500 grant to do a benefit analysis to determine if batteries would cost-effectively add
70 resiliency (emergency power) for the utility rooms. If possible, he'd like the analysis to include the
71 possibility of adding solar PV with storage batteries as backup for the residential units, as well.
72

73 There was discussion about the possibility of using an automatic transfer switch to distribute energy from
74 the generators, so it wouldn't be necessary for someone to come out during a power outage to start the
75 generator(s). W. Bunnell said it would cost about \$1,000-\$2,000 for a transfer switch, on top of the cost
76 of a generator, for each building. L. Bradley suggested looking for grant money
77

78 D. Berg noted that a manual transfer switch exists in each utility room, however without an automated
79 backup power-generating system, maintenance would have to drive to Button Hill for every power outage
80 emergency..
81

82 **4. New Business**

83
84 There was discussion about securing a full grant to hire a consultant to assess the feasibility of installing
85 batteries for the utility rooms at Button Hill.
86

87 W. Bunnell made the following motion:
88

89 **To authorize D. Berg to engage Clean Energy Group and their recommend engineering firm American**
90 **Microgrid Solutions to review solar and battery solutions for Button Hill if a grant is available to fully cover**
91 **the cost of such a review.**
92

93 The motion was seconded by J. Moskus. There was no further discussion. The motion passed unanimously.
94

95 D. Berg then noted that the review probably wouldn't include a full design for the system, that this would
96 be more like a feasibility study. He said that if the board decides to go forward with the project, they will
97 need someone to design the system and then put it out to bid, but that this isn't a part of the tonight's
98 motion.
99

100 He added that right now Earthlight is paid 10 cents a kilowatt hour (for their solar generated energy that
101 supplements the power needs of the four utility rooms) or about \$3,400 a year. Assuming Earthlight
102 might modify the existing Power Purchase Agreement to include batteries, it might cost approximately
103 another \$600 per year for adding batteries. However, he said, Connecticut Green Bank seems to think

financial incentives for the use of solar-storage batteries for low-income housing like Button Hill might offset some or all of the cost of batteries.

In other business, D. Berg noted that it's time for a new financial review statement for the bank. He said financial consultant Mark Makuch, who provided the statement last year, has been on vacation but he hopes to speak with him this week.

5. Budget – discussion and vote on FY 2022-2023 budget – (note, this was acted on at the July 18, 2022 meeting.)**6. Correspondence – None.**

7. Approval of Minutes – July 18, 2022

D. Berg said that line 82 should be corrected to read that L. Bradley “wanted confirmation.”

W. Bunnell made the motion to accept the minutes of July 18, 2022 as corrected. J. Moskus seconded the motion. There was no further discussion. The motion passed with all in favor except C. D’Agata, who abstained because she didn’t attend that meeting.

8. Housing Authority Treasurer’s Report – C. D’Agata said she’s still waiting for a report from the town.

9. Motion to Adjourn – W. Bunnell made the motion to adjourn at 4:46 p.m. C. D’Agata 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.

Brenda Sullivan

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[Signature]
TOWN CLERK