THE HOUSING AUTHORITY OF THE
TOWN OF COVENTRY
MINUTES OF THE MONTHLY MEETING OF AUGUST 11, 2020

The meeting was called to order at 7:00 pm. Members present were: Albert Bradley, Jeffrey Arn, Susan Noyes, and Lorraine Lynch. Also present was Laurie Bradley, Executive Director.

Absent: Marilyn Barrette

Audience of Citizens: None

APPROVAL OF MINUTES: Motion was made by Jeffrey Arn and seconded by Lorraine Lynch to accept the July 14, 2020 meeting minutes as presented; voted unanimously in the affirmative.

CORRESPONDENCE:
- Sustainable CT: Round two of funding up and running
- LREC ZREC: Extension of solar work start time
- CHFA: Property insurance due to expire
- HAI Group: Acknowledgement of invoices sent to a wrong email address
- FEMA-Susan Jones: Introduction to the rep assigned to our application
- HTVN: Housing Manager Training online cert confirmation
- Access Agency: Question of how our agency is handling the app process during COVID
- Chuck Brody: Weekly Microgrid updates
- DOH: RSC Award 20/21
- DRS: Postponing the launch of “My Connect”
- DAS: Master Insurance Program with $0/per unit cost
- ConnNAHRO: Monthly updates and notice of virtual convention

TREASURER’S REPORT: Motion to accept the July treasurer’s report as presented; made by Jeffrey Arn and seconded by Lorraine Lynch; voted unanimously in the affirmative.

ITEM # I – ANNUAL FINANCIAL REPORT REVIEW AND APPROVAL – Motion made by Lorraine Lynch and seconded by Susan Noyes to approve the annual financial reports as presented and voted unanimously in the affirmative.

ITEM # II – REVIEW AND APPROVAL OF EXPENDITURES: Motion made by Jeffrey Arn and seconded by Lorraine Lynch to approve the July expenditures as presented; voted unanimously in the affirmative.

ITEM # III – DIRECTOR’S REPORT INCLUDING ORCHARD HILL ESTATES I & II UPDATE – Laurie said that the complex lost power the day of storm Isaias for about 7.5 hours and then once again the following Saturday morning at 2:47am. The office was unaware that there had been storm damage to a tree which fell on wires at the church and that the wires had been burning for days, even with emergency notification to Eversource made by the church! Laurie ended up contacting Tim Ackert after calling the outage into Eversource three separate times on Saturday afternoon with no action. Tim contacted Eversource and the pole was replaced and the complex was back online by the following morning. Most of the residents lost the entire contents of their refrigerators.

James McLoughlin, the town’s emergency management director, dropped off a supply of paper masks for us.

Laurie also added that she had contacted Enoch Lenge from Eversource to ask about Multifamily Initiative Incentives that might apply to the purchase of heat pumps, since we have been replacing them on a regular basis. Enoch said that he would reimburse $1400 per heat pump unit (compressor and two heads) as long as we purchased them in bulk (20 or so at a time). He would
also offer up to $150 per refrigerator with the same kind of bulk purchase. Motion made by Lorraine Lynch and seconded by Susan Noyes to authorize the director to make a large bulk purchase of both heat pumps and refrigerators to receive the Eversource Multifamily Initiative Incentives; voted unanimously in the affirmative.

**ITEM #4 – BUTTON HILL DISCUSSION** – Willington HA modified the original proposed contract to 17 pages; the changes were discussed and the decision to manage the property was left up to the discretion of the director.

**ITEM #5 – SUSTAINABLE CT MATCH CONTRIBUTION** – Sustainable CT would accept up to $8750 from the Coventry HA for a contribution toward the lamp post project and would immediately match it if the funds were authorized by the Housing Authority. Motion made by Jeffrey Arn and seconded by Susan Noyes to authorize the director to contribute the funds in the amount of $8750 for the match to Sustainable CT; voted unanimously in the affirmative.

**ITEM #6 – MICROGRID DISCUSSION** - Laurie reported that the Microgrid had made substantial progress with a PURA hearing and more interrogatories by the OCC (Office of Consumer Counsel). We will need to make a decision whether or not to move forward on the installation of the solar panels and the master metering of the property to connect to the Microgrid. Laurie stated that she thought that as long as there was little to no negative financial impact to the tenants; that the Microgrid’s promise of 19 days of power supplied to the complex in the event of a power outage sounded like a good idea (especially in the wake of storm Isaias). There were questions of how the whole billing system would work and who would be financially responsible if a tenant did not pay their electric bill. Laurie will get the answer to the question.

**NEW BUSINESS:** None

**OLD BUSINESS:** None

Motion made to adjourn the meeting made by Jeffrey Arn; seconded by Susan Noyes and voted unanimously in the affirmative. The meeting was adjourned at 7:58 pm.

Respectfully Submitted,

Marilyn Barrette, Secretary/Treasurer