

CORPORATE MINUTES - BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE TOWN OF MANCHESTER

2025

June 18, 2025

Westhill Garden Community Room

Attending: Chairman Josh Howroyd
Paul Rubin, Vice Chairman – arrived late.
Lisa O'Neill
Timothy Becker
Eileen Remillard – Tenant Commissioner
Joseph D'Ascoli, Executive Director

Absent: None

I. Meeting Called to Order

Chairman Howroyd called the meeting to order at 6:31 pm.

Chairman Howroyd called for a motion to suspension of the rules to take Item III Special Guest. Mr. Becker so moved. Ms. O'Neill seconded. Motion passed 4-0.

II. Adoption of Minutes May 22, 2025

Chairman Howroyd called for a motion to approve the minutes of the meeting of May 22, 2025. Ms. O'Neill so moved. Ms. Remillard seconded. Motion passed 4-0.

III. Special Guest – Tim Sadler and Team – Account Manager for Earthlight Technologies – to discuss solar roof lease review and possible action.

Mr. D'Ascoli introduced Tim Sadler from Earthlight Technologies to explain a possible benefit for MHA. Mr. Sadler said Earthlight Technologies along with CT Green Bank work with multi-family properties to lease roof space for solar panels. There would be two possible streams for revenue for MHA by renting roof space at Ada Lane and Bluefield properties. The residents at Ada Lane pay for their utilities and they would split \$9,057/year and MHA would receive an estimated \$12,399/year in rental revenue. The residents at Bluefield Drive do not pay for the utilities but they could benefit from some services like internet and mental health assistance. Mr. Becker shared with Mr. Sadler that MHA is in the middle of an issue with ownership of the utility poles and transformers. Chairman Howroyd shared MHA is working to resolve this issue with Eversource. Mr. Sadler explained an energy study would need to be done before being able to proceed.

Chairman Howroyd called for a motion to suspend the rules to add to the agenda an update from Attorney Wrona the status of the Eversource Suite. Ms. O'Neill so moved. Mr. Becker seconded. Motion passed 4-0.

Attorney Wrona updated the board on the status of the suit with Eversource. He is still waiting for the estimated cost for replacement of the utility poles and transformers. He had indicated that Mr. D'Ascoli has been trying to contact CT Cable for the cost of this project but has not heard anything. MHA needs the specs from Eversource as to what is needed for the replacements and that information is necessary for us to get a quote from Siemens and any other Vendors for this project. MHA has a court date scheduled for July 22 and he was hoping to have the specs from Eversource before then. In response to a question from Ms. O'Neill regarding selling back power from the grid Atty.

Wrona explained it's not part of the suit with Eversource. Right now, MHA needs the specs from Eversource as to what exactly the equipment is needed to be replaced. He stated he will continue to look for a response from Eversource.

- IV. Correspondence – Town of Manchester Adopted Budget for 2025 - 2026.
Mr. D'Ascoli shared with the board, has received correspondence from the Town of Manchester in the amount of \$17,052 to help with the salary for the Resident Service Coordinator.
- V. Accounts Payable – May 2025 Payment Summary & Detail Report
Mr. D'Ascoli reported business as usual. Mr. Becker asked about the CMERS expense and Mr. D'Ascoli explained that cost goes up about ½ % every year.
- VI. Executive Report
 - A. Financial Statements – May 2025
Mr. D'Ascoli explained AMP I shows an increase of \$430k and Admin \$202k.
AMP II income is down and the budget increases \$23K.
RAD 2 shows a gain of \$32k and RAD I show an increase.
Congregate after 11 months Operating loss of \$20k and gain in services of \$93k.
COCC shows a gain of \$22k.
HCV shows an administrative gain of \$42k and vouchers \$60K.
SERP program has a decrease of \$66k but it should balance out at year end.
financially doing well.
 - B. Vacancy Reports – May 2025
Mr. D'Ascoli reports the MHA is in good shape. Rents total \$103k and MHA has collected \$93k We have three units ready for rental, and we are awaiting acceptance from tenants.
 - C. General Information
 - 1. CONN NAHRO annual conference August 24 – 27 at Mohegan Sun.
Mr. D'Ascoli asked board members interested in attending to let him know so he can get them registered.
 - 2. PHADA Legislative Conference September 7 – 9, 2025 Washington DC
Mr. D'Ascoli reminded board members of this upcoming conference and asked if members are interested in attending to let him know.
 - 3. Any Other Information - None
- VII. Chairmans Report - None
- VIII. Old Business – None
- IX. New Business - None
- X. Items for Future Agenda
Chairman Howroyd requested board members send any items for future agenda to Mr. D'Ascoli or him.

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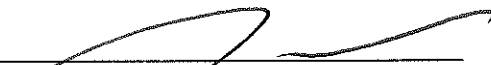
2025

XI. Executive Session - None

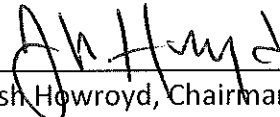
XII. Adjournment

Chairman Howroyd called for a motion to adjourn the meeting. Mr. Becker so moved; Ms. O'Neill seconded. Motion passed 4-0 to adjourn at 7:30 pm

Respectively Submitted



Joseph D'Ascoli, Recording Secretary

Attest:  9/17/2025

Josh Howroyd, Chairman