

HOUSING AUTHORITY OF THE TOWN OF PLYMOUTH

43 Ronald Rd. – Community Hall – Unit 31
Terryville, Ct. 06786

1/22/2025 AGENDA – MEETING; TUESDAY AT 5:30 PM. COMMUNITY HALL

1. Call to order, Roll Call, Pledge of Allegiance & Invocation.– Vinnie Klimas, Chairperson. Annual Calendar 2025.
2. Minutes 12/17/2025 – Christmas Party.
3. Public Comments. Discussion of Resident letter for Executive Session.
4. Management Reports: Interim Business Manager, Lisa Phillimore: Status of Admissions; Hank Poulin , PT Maintenance.

COMMITTEE REPORTS:

5. FINANCE:

- December, 2024 Financials: Cathy Mackiewicz, Treasurer and Matt Fontaine, CPA, Controller; DeMarco Co.
- Annual Budget for 2025. Add a Partime Community Resource Aide; part time

6. PHYSICAL PLANT: Vin Klimas, Chairperson and Joe Carey, Member..

ADA BUMP OUTS PROJECT:

DOH SSHP State Funds through CHFA to the Housing Authority of the Town of Plymouth	\$ 2,509,725
DOH CDBG funds through the Town of Plymouth to the Housing Authority - Plymouth	\$ 2,300,000
Town of Plymouth CDBG Program Income	\$ 100,000
Town of Plymouth ARPA Funds	\$ 100,000
DOH Predevelopment Loan	\$ 278,000
Housing Authority Property Reserves	\$ 14,877
Housing Authority Equity	\$ 16,663
Energy Rebates	\$1,805
Thomaston Savings Bank Renovation Loan	\$300,000
TOTAL OF FUNDS APPROVED & REVISED - APROXIMATE	\$ 5,604,407
Approx. Amount Previously Requisitioned	Updated:(\$5,606,707) 91%
Invoices submitted to STATE DOH & CHFA but have not received funds as of today in approval process. In Process, subject revision.	Being Calculated with the 5% retainage Fee and end of project costs + (Protective Safety Fence near Unit 41 & 42 = \$2,300 Pepin Steel
ESTIMATED BALANCE REMAINING	Estimated Updated: \$580,041 9%

PLYMOUTH, CT
 TOWN CLERK'S OFFICE
 RECORDING ROOM RECORD
 2025 JAN 21 PM 4:54

Fiscal Notes: There is a 5% Retainage Fee that is presently being calibrated=approximately \$280,225. Cost certification still outstanding. Radon checks for 6 ADA units.

7. PERSONNEL: VKlimas, Chairperson and Status No Change in status in position. Add a Partime Community Resource Aide; part time. Review of Unit 13 water leak renovations. \$27,000 renovations; \$5,000 Environmental review, Terryville's, Environmental Co. implementing. Processed by Chairperson and Chair Physical Plant.

8. RESIDENT AND HUMAN RELATIONS: Rich Bugnacki, Resident Elected member. Christmas Party

9. Interim Resident Handbook, Vinnie Klimas, LNHA; Lisa Phillimore, Interim Business Handbook - Housekeeping revised

10. Any Other New or Old Business?

11. NEXT REGULAR MEETING WILL BE 2/19/205 Community Hall, 5:30 pm.

Respectfully Submitted,

Vinnie Klimas
1/21/2025

Vinnie Klimas, Chairperson