

# HOUSING AUTHORITY OF THE TOWN OF PLYMOUTH

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

## 4/15/2025 AGENDA – MEETING; TUESDAY AT 5:30 PM. COMMUNITY HALL

1. Call to order, Roll Call, Pledge of Allegiance & Invocation.– Vinnie Klimas, Chairperson.
2. Minutes: (1.) Resident and Human Relations Committee 3.12.2025; (2.) Regular Minutes 3/18/2025; and (3.) 3/25/2025 Special Meeting.
3. Public Comments. (1.) General Public. (2.) Executive Session to follow-up, discuss, and possibly take action in Executive Session regarding the previous resident topic and Attorney Mike Wrona, Esq., Matt Fontaine, CPA, Controller; Lisa Phillimore, Interim Business Manager will be invited to attend to provide expert advise, financial, and regulatory housing advise.
4. Management Reports: Interim Business Manager, Lisa Phillimore: Monthly Report; Hank Poulin, PT Supr. Monthly Report Maintenance.

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### COMMITTEE REPORTS:

#### 5. FINANCE:

- March, 2025 Financials: Cathy Mackiewicz, Treasurer and Matt Fontaine, CPA, Controller; DeMarco Co.
- Cost Certification matter– VKlimas, Chairman.
- New Annual Audit has begun. Cathy Mackiewicz, Treasurer and VKlimas, Chairperson.

#### 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
<b>ESTIMATED BALANCE REMAINING</b>	<b>Estimated Updated: \$580,041 9%</b>

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

ADA Renovations for 1 person (only one needed not two units) x apartment with Hearing impairments; Electro-Service, Marius Myer; Status ADA requirement x recommendation to implement: Joe Carey, Physical Plant completed.

Review of Unit 13: water leak renovations being renovated: interim Building permit approvals for electrical, insulation, and plumbing approved. Rest of renovation in process which is projected to take three more weeks +/-.

7. RESIDENT AND HUMAN RELATIONS: Rich Bugnacki, Resident Elected member and Parking Status. Recent Resident and Human Relations Committee.

8. Terryville Fair x use of Gator and tables. VKlimas, Chairperson.

9. Any Other New or Old Business?

10. NEXT REGULAR MEETING WILL BE 5/20/2025 Community Hall, 5:30 pm., Tuesday.

Respectfully Submitted,

*Vinnie Klimas*  
5/14/2025

Vinnie Klimas, Chairperson