

MINUTES

Seymour Housing Authority

COPY RECEIVED
DATE: 3/4/26
TIME: 8:30 AM
TOWN CLERK'S OFFICE

➤ 1083rd Regular Meeting

The 1083rd Meeting, a Regular meeting of the Seymour Housing Authority, was held at Smithfield Gardens Assisted Living in the Multipurpose Room located at 26 Smith Street, Seymour, on Wednesday January 7, 2026, and was called to order by Chairperson White at 5:52 p.m.

➤ **Roll Call**

Answering the Roll Call were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Also, present was the Executive Director David Keyser and Attorney Gregory Stamos.

➤ **Public Session**

None

➤ **Previous Minutes**

Chairperson White introduced the previous meeting minutes of the 1081st Annual Meeting held December 10, 2025

Commissioner Golebieski motioned to accept the minutes of the 1081st Annual Meeting as presented. Commissioner Bellucci seconded the motion. Chairperson White acknowledged the motion and its second and asked all in favor of the motion to vote aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the minutes accepted as presented.

Chairperson White introduced the previous meeting minutes of the 1082nd Regular Meeting held December 10, 2025

Commissioner Bellucci motioned to accept the minutes of the 1082nd Regular Meeting as presented. Commissioner Golebieski seconded the motion. Chairperson White acknowledged the motion and its second and asked all in favor of the motion to vote aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the minutes accepted as presented

➤ **Bills & Communication**

Chairperson White introduced the Bills. (See Exhibit I)

MINUTES

After discussion, review, and questions Commissioner Davenport motioned to approve the bills as presented and authorize payment of the bills. Commissioner Bellucci seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor of the motion to signify by voting aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Vice-Chairperson White declared the motion carried and the Bills approved for payment as presented.

➤ **Executive Director's Report**

See Exhibit II

➤ **Old Business**

None

➤ **New Business**

Commissioner White introduced Resolution # 481 concerning authorization to submit a Priority Needs Application to CHFA for Smith Acres Extension (See Exhibit III.)

Commissioner Davenport motioned to adopt Resolution # 481 concerning authorization to submit a Priority Needs Application, Commissioner Golebieski seconded the motion.

Chairperson White acknowledged the motion and its second and asked for a Roll Call Vote which was recorded as follows:

Commissioner	Vote		
	Aye	Nay	Abstain
Bellucci	X		
Davenport	X		
Golebieski	X		
Ortiz	X		
White	X		

Chairperson White declared the motion carried and declared Resolution #481 concerning authorization to submit a Priority Needs Application approved as presented.

Commissioner White introduced Resolution # 482 concerning Board Approval of the 2026 Flat Rent for the Federal Projects (See Exhibit IV.)

Commissioner Davenport motioned to adopt Resolution # 482 concerning Board Approval of the 2026 Flat Rent for the Federal Projects. Commissioner Golebieski seconded the motion.

MINUTES

Chairperson White acknowledged the motion and it's second and asked for a Roll Call Vote which was recorded as follows:

Commissioner	Vote		
	Aye	Nay	Abstain
Bellucci			X
Davenport	X		
Golebieski	X		
Ortiz			X
White	X		

Chairperson White declared the motion carried and declared Resolution # 482 concerning Board Approval of the 2026 Flat Rent for the Federal Projects duly adopted as presented.

➤ Any Other Business Pertaining to the Board

None

➤ Adjournment

Chairperson White asked for a motion to adjourn the 1083rdrd meeting of the Seymour Housing Authority. At 6:14 P.M. Commissioner Golebieski motioned to adjourn the 1083rd Meeting of the Seymour Housing Authority. Commissioner Davenport seconded the motion. Chairperson White acknowledged the motion and its second and asked all those in favor by voting aye. Voting aye were Commissioners Bellucci, Davenport, Golebieski, Ortiz and White. Chairperson White declared the motion carried and the 1083rd Meeting, a Regular Meeting, duly adjourned.

Submitted by



David J. Keyser, Secretary and
Executive Director

Minutes
Exhibit I
Seymour Housing Authority

Vendor Accounting Cash Payment/Receipt Register
Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: December 2025 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
25	12/11/2025	No	DD	SHA PAYROLL	Payroll #25	No	\$39,271.05
26	12/22/2025	No	DD	SHA PAYROLL	Payroll #26	No	\$39,774.06
17160	12/11/2025	No	VD	AssuredPartners	lost in the mail	No	(\$11,040.88)
17212	12/05/2025	No	CHK	Anthem Blue Cross Blue Shield	Billing Period: 01/01/2026 - 02/01/20	No	\$9,485.76
17213	12/05/2025	No	CHK	Ferguson & McGuire/APS	Indian Harbor Ins. Public Officials Li	No	\$6,246.00
17214	12/11/2025	No	CHK	AssuredPartners	Renewal of Commercial Auto Cover	No	\$11,040.88
17215	12/22/2025	No	CHK	3 Leos Construction, LLC	Paint apartment 27	No	\$1,400.00
17216	12/22/2025	No	CHK	Accavallo & Company LLC	Ray Accounting Services for Novem	No	\$660.00
17217	12/22/2025	No	CHK	Aflac Attn: Remittance Processing	November 2025 Bill Period Act# DH	No	\$321.04
17218	12/22/2025	No	CHK	Aquarion Water Company	Act# 200086443 - Callahan Fire Wat	No	\$126.72
17219	12/22/2025	No	CHK	Aquarion Water Company	Act# 200086455 - Ray	No	\$128.45
17220	12/22/2025	No	CHK	Bloxam Enterprises, LLC	Clean 2G & 2M	No	\$812.00
17221	12/22/2025	No	CHK	Clear Water	Full Service Water Treatment Progra	No	\$153.13
17222	12/22/2025	No	CHK	Comcast	Act# 8773 40 216 0256349 - Ray	No	\$187.36
17223	12/22/2025	No	CHK	Comcast	Act# 8773 40 216 0510406 - Callaha	No	\$143.61
17224	12/22/2025	No	CHK	Comcast	Act# 8773 40 216 0027070 - Callaha	No	\$1,912.48
17225	12/22/2025	No	CHK	Comcast	Act# 8773 40 216 0041287 - Ray Bu	No	\$1,016.55
17226	12/22/2025	No	CHK	Door Control, Inc.	Replace motor and control box on e	No	\$3,904.00
17227	12/22/2025	No	CHK	Eversource	Act# 5775 048 0048 - Callahan Gas	No	\$1,171.23
17228	12/22/2025	No	CHK	Eversource	Act# 5177 958 3004 - Callahan	No	\$11,652.96
17229	12/22/2025	No	CHK	Eversource	Act# 5145 776 4090 - Ray	No	\$146.51
17230	12/22/2025	No	CHK	Eversource	Act# 5136 410 4042 - Ray	No	\$7.41
17231	12/22/2025	No	CHK	Eversource	Act# 5136 648 3014 - Ray	No	\$2,190.94
17232	12/22/2025	No	CHK	Friends Of Fur LLC	Treat 3J for roaches and 34 Seymou	No	\$150.00
17233	12/22/2025	No	CHK	Frontier	Act# 203-881-2464-110206-5 - Calla	No	\$694.20
17234	12/22/2025	No	CHK	HD Supply	Signs and sign posts	No	\$545.27
17235	12/22/2025	No	CHK	Interstate Waste Services	Callahan December 2025 Monthly T	No	\$605.91
17236	12/22/2025	No	CHK	Interstate Waste Services	Ray December 2025 Monthly Trash	No	\$549.09
17237	12/22/2025	No	CHK	Kone Inc	Maintenance Period: 12/1/2025 - 2/2	No	\$1,461.87
17238	12/22/2025	No	CHK	NRG Business Marketing	Act# 726491-966599	No	\$1,146.92
17239	12/22/2025	No	CHK	Nurse's Touch Cleaning Service L	Callahan November 2025 Monthly cl	No	\$2,320.00
17240	12/22/2025	No	CHK	Swanson Electric LLC	Replace thermostat in 4Q	No	\$100.00
17241	12/22/2025	No	CHK	Aquarion Water Company	Act# 200086434 - Ray	No	\$383.55
17242	12/22/2025	No	CHK	Aquarion Water Company	Act# 200086423 - Callahan	No	\$820.29
17243	12/22/2025	No	CHK	Travelers	Travelers Act# 2150KA258 Policy# 0	No	\$1,083.00
17244	12/22/2025	No	CHK	ABC Marketing	Envelopes	No	\$484.00
17245	12/22/2025	No	CHK	Accavallo & Company LLC	MR Monthly accounting services for	No	\$2,147.50
17246	12/22/2025	No	CHK	Advance Communications Inc	Usage From : 11/5/2025 - 12/02/202	No	\$223.59
17247	12/22/2025	No	CHK	American Rooter LLC	Water jet 3 Brothers Court	No	\$900.00
17248	12/22/2025	No	CHK	Aquarion Water Company	Act# 200552568 - 1 Seymour	No	\$23.26
17249	12/22/2025	No	CHK	Arthur J Davies State Marshal	SHA vs Toomey, Notice to Quit	No	\$85.50
17250	12/22/2025	No	CHK	Coastal Handyman Services, LLC	Installed handrails at 16 Seymour Av	No	\$1,889.76
17251	12/22/2025	No	CHK	Comcast	Act# 8773 40 216 0507402 - MR	No	\$86.90
17252	12/22/2025	No	CHK	Comcast	Act# 8773 40 216 0069528 - SHA	No	\$221.80
17253	12/22/2025	No	CHK	Danilo's Painting LLC	Paint 38 Chamberlin whole in ceiling	No	\$500.00
17254	12/22/2025	No	CHK	Doctor Roofn' Shine	Clean gutters at all properties	No	\$3,110.00
17255	12/22/2025	No	CHK	Eversource	Act# 5111 869 4017 - MR	No	\$46.11

Exhibit I
Revolving Fund

Filter Criteria Includes: 1) Program: Revolving Fund 2) Project: All Projects 3) Payment Date: All 4) Financial Period: December 2025 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579325060, GL Account: 1000.5060

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
17256	12/22/2025	No	CHK	Eversource	Act# 5147 148 3099 - SHA	No	\$195.73
17257	12/22/2025	No	CHK	Eversource	Act# 5145 266 4030 - 8 Brothers	No	\$84.99
17258	12/22/2025	No	CHK	Freddy's	Snaked bathroom sink at 27 Seymo	No	\$819.00
17259	12/22/2025	No	CHK	Friends Of Fur LLC	Set up traps for mice at 6 & 8 Seym	No	\$690.00
17260	12/22/2025	No	CHK	Frontier	Act# 203-888-4579-123179-5 - SHA	No	\$534.32
17261	12/22/2025	No	CHK	G. Parenti's Professional Carpet	Clean floor/ wall supplies	No	\$2,175.00
17262	12/22/2025	No	CHK	Gregory Stamos	Court time for various tenants	No	\$4,713.00
17263	12/22/2025	No	CHK	H.J. Buska & Sons Lumber & Mill	Wood and deck screws	No	\$237.58
17264	12/22/2025	No	CHK	Housing And Development Law In	HDLI Membership dues	No	\$550.00
17265	12/22/2025	No	CHK	Management Computer Services I	Monthly Support Fee	No	\$1,928.84
17266	12/22/2025	No	CHK	Mr. Refinish	Reglaze tub at 11 Chamberlin	No	\$899.00
17267	12/22/2025	No	CHK	Nurse's Touch Cleaning Service L	Clean 2 Brothers Court	No	\$1,160.00
17268	12/22/2025	No	CHK	Penfield Communications Inc.	Advertisement 6/18/2025 MR	No	\$1,320.00
17269	12/22/2025	No	CHK	Primo Brands BlueTriton Brands, I	Primo 5G Purified Water	No	\$141.80
17270	12/22/2025	No	CHK	Supreme Office Technology	Monthly Billing for 10/24/2025 - 11/2	No	\$302.40
17271	12/22/2025	No	CHK	Talix	NSC Service Agreement	No	\$459.00
17272	12/22/2025	No	CHK	T-Mobile	Monthly service charge 10/21/2025 -	No	\$204.31
17273	12/22/2025	No	CHK	Waterbury Regional Chamber	Health Care Council and Renewal D	No	\$486.00
17274	12/22/2025	No	CHK	WB Mason	Envelopes	No	\$85.58
17275	12/22/2025	No	CHK	Aquarion Water Company	Act# 200378269 - 8 Brothers	No	\$30.22
17276	12/22/2025	No	CHK	Aquarion Water Company	Act# 200552669 - 25 Seymour Ave	No	\$12.72
17277	12/22/2025	No	CHK	Aquarion Water Company	Act# 200463455 - 26 Seymour Ave	No	\$12.72
17278	12/22/2025	No	CHK	Aquarion Water Company	Act# 200535871 - 14 Seymour	No	\$12.72
17279	12/22/2025	No	CHK	Aquarion Water Company	Act# 200262479 - 4 Brothers	No	\$15.80
17280	12/22/2025	No	CHK	Eversource	Act# 5129 348 3053 - 1 Seymour	No	\$27.93
17281	12/22/2025	No	CHK	Eversource	Act# 5186 336 4022 - 14 Seymour	No	\$43.30
17282	12/22/2025	No	CHK	Eversource	Act# 5186 766 4070 - 26 Seymour A	No	\$48.10
17283	12/22/2025	No	CHK	Eversource	Act# 5159 046 4053 - 4 Brothers	No	\$42.34
17284	12/23/2025	No	CHK	St. Treasurer For Merfund	MERF 12-2025	No	\$13,835.83

Bank: TD Banknorth, Bank Account: 12345, GL Account: 1111.2

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
40895	12/09/2025	No	CHK	Seymour Housing Authority	.50 CHFA ACH wire shortage	No	\$0.50
40896	12/15/2025	No	CHK	Seymour Housing Authority	Wire Fee	No	\$10.00
40897	12/22/2025	No	CHK	Seymour Housing Authority	AMEX 6-37003 Nov	No	\$2,640.62
40898	12/22/2025	No	CHK	Ally	2023 Chevy Bolt November 2025	No	\$564.24
40899	12/22/2025	No	CHK	American Rooter LLC	Water jet 1 Brothers Court	No	\$8,140.00
40900	12/22/2025	No	CHK	Belletti's Tree Service	Removed excess growth around 27	No	\$1,125.00
40901	12/22/2025	No	CHK	Buddy's Fuel, LLC	Restart furnaces at 17, 25, 3, 14, 16,	No	\$1,790.00
40902	12/22/2025	No	CHK	Connecticut Housing Finance Aut	Loan 96089D payment SHA Hoffma	No	\$481.35
40903	12/22/2025	No	CHK	Professional Painters	Patching and painting apt 2 Brothers	No	\$3,000.00
40904	12/22/2025	No	CHK	Seymour Housing Authority	MR Pays Rent To SGAL	No	\$2,940.11
40905	12/22/2025	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	\$900.00
40906	12/22/2025	No	CHK	Seymour Housing Authority	Fund Payrolls # 25 26 MR	No	\$19,023.79
40907	12/29/2025	No	CHK	Seymour Housing Authority	Fund AP-Dec MR	No	\$27,026.61

Bank: Wachovia Bank, Bank Account: 6578652852, GL Account: 1111.CFP

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
111	12/15/2025	No	CHK	West State Mechanical, Inc	Periodic Estimate #3	No	\$70,650.00

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Exhibit I

Moderate Rental

Filter Criteria Includes: 1) Program: Moderate Rental 2) Project: All Projects 3) Payment Date: All 4) Financial Period: December 2025 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6576691951, GL Account: 1111.18511.1951

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
226	12/03/2025	No	CHK	Eagle Environmental Inc.	Hazardous Materials Monitoring Ser	No	\$14,332.50
227	12/03/2025	No	CHK	HousingToHome,LLC	Relocation Plan, Consulting, and Tra	No	\$9,347.00
228	12/03/2025	No	CHK	Vase Management, LLC	Requisition No. 6 Kitchen upgrade,	No	\$6,491.00
229	12/29/2025	No	CHK	Vase Management, LLC	Requisition No.7b	No	\$139,110.00

Filter Criteria Includes: 1) Bank Name: TD Banknorth, 2) Bank Account: Federal Operating 424-0200579. 3) Check Numbers From: All, 4) Date From: 12/1/2025 to 12/31/2025

<u>Check No.</u>	<u>Check Date</u>	<u>Recipient</u>	<u>Check Description</u>	<u>Voided</u>	<u>Cleared</u>	<u>Amount</u>
21110	12/09/2025	Seymour Housing Authority	Voucher# 092-01196968 Grant# CT26P035501	No	No	70,650.00
21111	12/09/2025	Seymour Housing Authority	Advance for CFP account to maintain 10K bala	No	No	10,000.00
21112	12/17/2025	Loehmann Blasius Chevrolet	Deposit Silverado 1500 VIN 3GCNKAED2TG11	No	No	5,000.00
21113	12/22/2025	Ally	2022 Chevy Silverado November 2025	No	No	1,454.82
21114	12/22/2025	Donald W. Smith, Jr. P.E	Site visits, shop drawing review, and payment a	No	No	2,000.00
21115	12/22/2025	Seymour Housing Authority	Federal pays rent which is split by the programs	No	No	4,355.72
21116	12/22/2025	Seymour Housing Authority	Purchase Money Market for Sick Time Pay Out	No	No	1,320.00
21117	12/22/2025	Seymour Housing Authority	Amex 6-37003 Nov	No	No	887.26
21118	12/22/2025	Seymour Housing Authority	Fund Payroll Federal	No	No	26,793.75
21119	12/29/2025	Seymour Housing Authority	Fund AP Dec Federal	No	No	54,958.63
21120	12/29/2025	Cashin, Rita	Payment Dec 25	No	No	31.00
21121	12/30/2025	Loehmann Blasius Chevrolet	1st monthly payment for 2026 Chevy Silverado	No	No	946.90

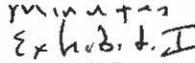
SHA Development Corporation

Filter Criteria Includes: 1) Program: SHA Development Corporation 2) Project: All Projects 3) Payment Date: All 4) Financial Period: December 2025 5) Payments Over: All 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: Liberty, Bank Account: 6579689721, GL Account: 1000.HTCC

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
102	12/03/2025	No	CHK	Vase Management, LLC	Requisition No. 6	No	\$166,437.00
103	12/29/2025	No	CHK	Vase Management, LLC	Requisition No.7a	No	\$119,543.00


Smithfield Gardens

Filter Criteria Includes: 1) Program: Smithfield Gardens 2) Project: All Projects 3) Payment Date: All 4) Financial Period: December 2025 5) Payments Over: All
 6) Check Numbers: All 7) Cleared Period: All 8) Check Status: All 9) Payment Status: All 10) Show Payments: Yes 11) Show Deposits: Yes 12) Order By: Payment/Receipt Number

Bank: TD Banknorth, Bank Account: 4318164011, GL Account: 1120.1

Posted Payments

<u>Doc Num</u>	<u>Payment Date</u>	<u>Voided</u>	<u>Type</u>	<u>Document Recipient</u>	<u>Document Description</u>	<u>Cleared</u>	<u>Amount</u>
92734	12/16/2025	No	CHK	Carter Hayes + Associates, P.C.	In progress billing for 2024 audit	No	\$5,384.00
92735	12/16/2025	No	CHK	Edgerton, Inc	Maintenance Contract	No	\$2,756.00
92736	12/22/2025	No	CHK	Seymour Housing Authority	AMEX 6-37003 Nov	No	\$925.71
92737	12/22/2025	No	CHK	Seymour Housing Authority	Fund Payrolls # 25 26 SGAL	No	\$33,227.57
92738	12/23/2025	No	CHK	Accavallo & Company LLC	SGAL Accounting Services for Nove	No	\$1,151.25
92739	12/23/2025	No	CHK	Advance Communications Inc	Usage From: 11/05/2025 - 12/02/20	No	\$318.52
92740	12/23/2025	No	CHK	Aquarion Water Company Of CT	Act# 200204664 - SGAL	No	\$417.15
92741	12/23/2025	No	CHK	Clear Water	Full Service Water Treatment Progra	No	\$145.84
92742	12/23/2025	No	CHK	Comcast	Act# 8773 40 216 0381287 - SGAL	No	\$208.66
92743	12/23/2025	No	CHK	Constellation Newenergy Inc	Act# 51083234013976292004	No	\$1,374.92
92744	12/23/2025	No	CHK	Danilo's Painting LLC	Paint apt 218	No	\$782.00
92745	12/23/2025	No	CHK	Eversource	Act# 5747 654 0034 - SGAL	No	\$2,468.39
92746	12/23/2025	No	CHK	Frontier	Act# 203-888-5093-092806-5 - SGA	No	\$836.48
92747	12/23/2025	No	CHK	Home Depot Credit Services	Light bulbs	No	\$273.31
92748	12/23/2025	No	CHK	Interstate Waste Services	SGAL December 2025 Trash Servic	No	\$742.84
92749	12/23/2025	No	CHK	Kone Inc	Maintenance Period: 12/01/2025 - 0	No	\$1,705.89
92750	12/23/2025	No	CHK	Market Pros International	Digital Marketing	No	\$1,000.00
92751	12/23/2025	No	CHK	Nurse's Touch Cleaning Service L	SGAL November 2025 Locker room	No	\$200.00
92752	12/23/2025	No	CHK	Seymour Housing Authority	SGAL pays To Federal Management	No	\$5,200.00
92753	12/23/2025	No	CHK	SMD Inc	Pendants and Chains for Emergenc	No	\$631.24
92754	12/23/2025	No	CHK	Superior-Clean, LLC	Kitchen exhaust cleaning	No	\$600.00
92755	12/23/2025	No	CHK	Swanson Electric LLC	Replace 13 emergency ballasts. Lab	No	\$5,120.00
92756	12/23/2025	No	CHK	WB Mason	Mop heads	No	\$11.98
92757	12/23/2025	No	CHK	Aquarion Water Company Of CT	Act# 200204656 - SGAL	No	\$133.56
92758	12/23/2025	No	CHK	Seymour Housing Authority	Purchase Money Market for Sick Ti	No	\$600.00
92760	12/29/2025	No	CHK	Seymour Housing Authority	Fund AP Dec SGAL	No	\$10,327.66
92759	12/23/2025	No	CHK	The Estate of Raymond Schieting	Payment Dec 25	No	\$1,187.95

Minutes

Exhibit II

DIRECTOR'S REPORT

JANUARY 2026

HOUSING AUTHORITY OF THE TOWN OF
SEYMOUR

Occupancy

REV. CALLAHAN HOUSE

2025 YEAR TO DATE VACANCIES 13

Callahan House experienced 2 move outs and 4 move-ins during December 2025. One unit remains vacant. Callahan House has experienced 372 days vacant since January 1, 2025, and has averaged 28.62 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 80 units X 365 days = 29,200 days available; 372 days/29200 days available = 1.27 % percentage through December 31, 2025.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating subsidy Calculation. HUD is allowing 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Callahan House has: 80 units X 12 mos. = 960-unit months available (UMA). $960 \times 3\% = 29$ UMA or 348 days. For the 2026 FYE budget we have used 232 days and have 116 vacancy days remaining to use. For the 2025 FYE Budget we have used 304 vacancy days and have 44 days remaining to use For the 2024 FYE Budget we have used 352 vacancy days and have exceeded our UMA by 4 days for the 2024 FYE budge period. For the 2023 FYE Budget we have used 245 days and have 139 days remaining to use. For the 2022 FYE Budget we have used 310 days and have 38 days remaining to use. For the 2021 FYE Budget we have used 231 days and have 117 days remaining to use. For 2020 FYE Budget we used 151 days have 197 days remaining to use.

Callahan House Vacancy/Turnover Days 11 YTD 2025

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
2W	Sullo	1/31/2025	Thomas	03/14/2025	43
4U	Acevedo	02/07/2025	Velazquez	03/11/2025	32
4T	Baldwin	02/27/2025	Chmura	04/07/2025	40
4G	Penny	04/1/2025	Fernandes	04/15/2025	15
4N	Brown	04/28/2025	Dolan	05/29/2025	31
4J	Tokarz	7/1/2025	Macedonia	07/08/2025	7
3D	Botti	09/02/2025	Perachio	09/17/2025	15
1P	Hernandez	10/13/2025	DeZolt	11/10/2025	27
2J	Rivera	10/31/2025	Melecsinski	12/16/2025	47
2G	Black	11/7/2025	Lenart	12/028/2025	51
2N	DeZolt	11/10/2025	Tores	12/23/2025	43
1H	Cashin	12/01/2025	Gabianelli	12/30/2025	9
3X	Carson	12/19/2025	Vacant		12

Average number of vacant days per vacancy

28.62

Norman Ray House Remained fully occupied during December 2025 Norman Ray House has experienced 81 days vacant since January 1, 2025 and has averaged 16.2 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 40 units X 365 days = 14,600 days available; 81 days/14,600 days available = 0.55 % percentage through September 31, 2025.

Beginning with July 1, 2011, HUD is using a new formula being applied to the Operating subsidy Calculation. HUD is allowing 3% vacancy. Vacancy over the 3% will not be paid in subsidy. For example, Norman Ray House has: 40 units X 12 mos. =480-unit months available (UMA). 480*3%= 14.4 UMA or 168 days. We have used 15 vacancy days for the FFY Budget Year 2026 and have 153 days remaining to use. We have used 181 vacancy days for FFY 2025 and have exceed the HUD guideline by 13 days. We have used 137 vacancy days for the FFY Budget Year 2024 and have 31 days remaining to use. We have used 148 vacancy days for the FYE Budget Year 2023 and have 20 vacancy days remaining. We have used 50 vacancy days for the FYE 2022 Budget year and have 118 vacancy days remaining. We have used 159 vacancy days for the FYE 2021 Budget year and had 9 vacancy days remaining. For the 2020 budget we have used 133 days and had 35 days remaining to use. For 2019 FYE Budget we have used 240 vacancy days and had exceeded UMA by 72 days. In 2017 we used 39 vacancy days and in 2018 we used 164 vacancy days

Norman Ray House Vacancy/Turnover Days 2025

Unit	Prior Resident	Move Out	New Resident	Move In Date	No. of Days
25	Mercado	12/31/2024	Bendler	1/7/2025	7
15	Mastropietro	01/28/2025	Johnson	02/12/2025	15
16	Maggi	03/12/2025	Esposito	03/17/2025	5
9	Christiansen	05/12/2025	Turechek	06/20/2025	39
27	Jacek	10/02/2025	Rawls	10/17/2025	15

Average number of vacancy days per vacancy

16.2

Seven units remained vacant and we experienced one move out at the Moderate Rental Program during December 2025. The Moderate Rental Program has experienced 2,759 days vacant since January 1, 2025 and has averaged 172.44 turn around days per vacancy. By using the HUD PHAS Management Operation formula to calculate vacancy percentage, vacancy day percentage would be calculated as follows: 81 units X 365 days = 29,565 days available; 2,759 days/29,565 days available = 9.33% percentage through December 31, 2025.

Moderate Rental Vacancy/Turnover Days 2025

Base Rent	Unit	Prior Resident	Move out Date	New Resident	Move in Date	No. of Days	
\$537	14S *	Lydem	08/10/2023	Vacant		365	\$6,587
\$537	26S*	Teal	5/15/2024	Vacant		365	\$6,587
\$540	4B*	Harris	07/01/2024	Vacant		365	\$6,627
\$540	8B*	Rocha	07/08/2024	Vacant		365	\$6,627
\$530	1S*	Riggsbee	07/01/2024	Taber	11/20/2025	334	\$5,770
\$530	6C	Speciale	12/10/2024	Fitzgerald	4/1/2925	92	\$1,625
\$537	23C	Elhanaoui	02/04/2025	Lebron	03/24/2025	48	\$859
\$537	16C	Farrison	02/27/2025	Huertas	04/21/2025	53	\$949
\$540	6B	Fitzgerald	03/31/2025	Florenzan	6/10/2025	71	\$1,278
\$527	17S*	Taylor-Smith	04/22/2025	Vacant		222	\$4,542
\$530	25S*	Guzman	04/01/2025	Vacant		244	\$4,919
\$625	18C	Daniels	05/12/2025	Johnson	07/31/2025	110	\$1,606
\$565	2B	Vines	09/23/2025	Morales	10/10/2023	17	\$320
\$549	11C	Vines	10/13/2025	Quiles	12/05/2025	52	\$952
\$527	34S	Taber	11/20/2025	Vacant		41	\$712
\$565	2B	Morales	12/15/2025	Vacant		15	\$283

Average number of vacancy days per vacancy: 172.44

We have experienced \$50,243 in vacancy Loss since January 1, 2025. We budgeted \$6,444 for vacancy loss through December 31, 2025.

Complaints

Callahan House

A resident complained that another resident is spreading rumors about her. A pre-termination letter went to the resident who was allegedly complaining. This will be referred to Mediation.

Norman Ray House

None.

Smithfield Gardens

None

Moderate Rental

GENERAL

Annual Recertification letters went out.

REV. CALLAHAN HOUSE

The Cogenerator replacement is progressing well. Two boilers have been replaced and are operating. The Cogenerator is mostly installed and waiting on a few components. Expected start up is still pending. The manufacturer inspected and some adjustments must be made. Eversource has to be contacted to plug the co-gen back into the grid.

NORMAN RAY HOUSE

No significant report this month

MODERATE RENTAL

SSHP & CDBG Funding – Castle Heights.

The first relocation residents were moved to vacant apartments during May. Construction has begun on June 2, 2025. The project sign was installed May 19, 2025. The first bulk trash pick up for the relocating residents occurred on May 14, 2025.

To date, the siding has been removed from 1, 3, 14 & 16 Seymour Ave. The interior work began Monday, July 7, 2025. We have been informed that the goal is to have completed the two relocated units by 8/4/2025.

This work is progressing much slower than anticipated. There were several challenges and the most recent, an electrical issue is hopefully the last item to be re-worked with the Architect. We have been informed that the units in Phase 1 will be ready to re-occupy on September 26, 2025. We will relocate the two tenants out and begin to relocate the next phase residents into the prepared units.

Phase 2 work has begun. We are tracking fairly well and anticipate completion of Phase 2 by January 31, to February 14, 2026

SMITHFIELD GARDENS ASSISTED LIVING

Occupancy Statistics:

- 98% (55 of 56 units) occupied as of 12/31/2025
- 4 applications in processing
- December move-ins: 3
- December move-outs: 1
- 32 applicants on waiting list for 60% units (\$1,095 rent)
- 16 applicants on waiting list for 50% units (\$925 rent)
- Average age is 84.5; age range is 68 – 100 (3 centenarians in occupancy!)
- Average length of tenancy is 34.49 months

Budgeting Statistics:

- 19 of 19 units rented at \$900/\$925
- 36 of 37 units rented at \$1,065/\$1,095
- 54 of 57 residents participating in the meal plan (\$505 per month)

Other:

- MRC/ALSA meeting held with Utopia on 12/3, 12/10, 12/17, 12/23, 12/30 attended by MRC Director, RSC, SALSAs, and LPN
57 residents' statuses reviewed each week; 6 residents out at rehab as of 12/31/2025
- Rent increase for 2026 as residents move in or recertify (\$900 to \$925 and \$1,065 to \$1,095)
- Meal Plan increase for 2026 to \$505 per month on 01/01/2026
- Resident Council Meeting held 11/06/2025; next meeting scheduled 01/08/2026
- December fire drill completed 12/26/2025 (third shift)
- New England Young at Heart took over the food service operation as of 12/01/2025

Application Processing:

GS	Move-In scheduled for 01/15/2026
FW & TW	SGAL verifications in progress; CHCPE – in progress; ALSA – not yet time
KG	SGAL verifications in progress; CHCPE – activr; ALSA – not yet time
BT	SGAL verifications complete; CHCPE penalty period to 02/2026; ALSA – completed

Minutes
Exhibit III

Resolution 481

A resolution concerning authorization to submit a Priority Needs application to Connecticut Housing Finance Authority on behalf of the Seymour Housing Authority

Whereas, Smith Acres Ext. Priority Needs application presents an opportunity for the Seymour Housing Authority to obtain necessary funding to address critical housing needs for Castle Heights State Moderate Rental Housing on Chamberlin Rd and Brothers Court; and

Whereas, the Executive Director of the Seymour Housing Authority is hereby authorized to sign the Priority Needs Application as representative of the Seymour Housing Authority in matters related to grant applications and subsequent agreements;

Now, therefore, be it resolved by the Board of Commissioners of the Seymour Housing Authority agree as follows:

1. The Executive Director of the Seymour Housing Authority is hereby authorized to sign the Castle Heights Priority Needs application on behalf of the Seymour Housing Authority.
2. The Executive Director is further authorized to sign and execute any subsequent grant agreements and related documents that may be necessary to secure funding from the Castle Heights Priority Needs program, on behalf of the Seymour Housing Authority.

Attested:

Brenda White Chairmanperson

Minutes
Exhibit 10

Resolution # 482

A resolution concerning Board of Commissioner approval to change the Flat Rents for Rev. Callahan House, CT035-000001 and Norman Ray House CT035-000002, adoption of Flat Rent relative to 2026 HUD Published Fair Market Rents for the fiscal year beginning 1/1/2026.

Whereas, HUD regulations require us to set Flat Rents by calculating the 2025 Fair Market Rents for each bedroom size and multiplying by 80%;

Whereas, the Flat Rents for 2026 have calculated to:

2025 Flat Rent Schedule	
Efficiency	One Bedroom
\$997	\$1,156

Now Therefore, Be it Resolved that the Board of Commissioner hereby adopt and set the Flat Rents as proposed to be implemented on February 1, 2026.

Brenda A. White - Chairperson

Date