

# MINUTES FROM THE BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE TOWN OF MANCHESTER

2026

April 15, 2026,

Westhill Gardens  
24 Bluefield Drive  
Manchester, CT. 06040

The Board of Commissioners of the Housing Authority ("Authority") of the Town of Manchester held its Regular Scheduled Board Meeting on Wednesday, April 15, 2026. The meeting was held in person with a Zoom option. The meeting was called to order at 6:35 p.m. by Chairperson Josh Howroyd.

## **I. Meeting Called to Order**

Upon roll call, the following members were in attendance: Chairperson Josh Howroyd; Vice Chair Paul Rubin; Commissioner Lisa O'Neill; Commissioner Timothy Becker; and Tenant Commissioner Eileen Remillard

Also in attendance were Executive Director Joseph D'Ascoli, Robert Counihan, Angie Ruiz, and Karen Abraitis

## **II. Adoption of Minutes**

A motion was made by Commissioner O'Neill and seconded by Commissioner Becker to approve the minutes of the Regular Scheduled Board Meeting of March 18, 2026. Vice Chair Rubin abstained. The motion passed 4-0-1

## **III. Correspondence**

None

## **IV. Accounts Payable**

Executive Director D'Ascoli reported that the March 2026 Payment Summary and Detail Report had been emailed to the Board on April 2, 2026. No questions were raised by the Board.

## **V. Executive Report**

**Financial Statements for March 2026;** Mr. Counihan addressed the Board and reported that the Authority is halfway through the fiscal year and is in very good financial condition. The Congregate facility is showing a loss. The Section 8 program is still awaiting payment from HUD; therefore, it is also currently showing a loss.

**Vacancy Report for March 2026;** Mr. D’Ascoli reported that MHA has collected 91% of rents due and is showing a loss of \$13,000 in uncollected rents. Property managers are tracking delinquent tenants and following up with Notices to Quit.

**General Information**

1. Update to 42 Bluefield Drive Units, J, K, L, & M

Mr. D’Ascoli reported that he is still awaiting the final report from the Fire Marshal regarding the four units at 42 Bluefield Drive. Once the final report is received, it will be submitted to HUD in order to report the loss of rental income and take the units offline. The renovation company estimates the renovations will take approximately two years to complete.

2. NAHRO 2026 Summer Symposium – July 16 – 17, 2026

Mr. D’Ascoli asked if anyone from the board is interested in attending to let him know and he will get them registered.

**Any Other Business**

(a) Mr. D’Ascoli reported that he and Mr. Rubin attended a pre-trial meeting regarding the pending Eversource litigation. After not receiving responses to previous emails, Eversource contacted MHA and stated they are willing to provide five free poles and two free transformers. Mr. D’Ascoli will keep the Board informed of any further developments

(b) Mr. D’Ascoli also reported that he has been communicating with David Holmes and Jacob Gallardo and has received drawings for properties of interest and at Spencer Village. He will meet with them to discuss whether construction would be cost-effective.

**VI. Chairman Report**

Chairman Howroyd shared that he and Mr. D’Ascoli met with residents of the Congregate facility back on April 1<sup>st</sup>. He reported that the meeting was productive.

**VII. Old Business**

No items were presented

**VIII. New Business**

1. Resolution 2026-07 Disposal of Surplus Personal Property (Vehicle)

Mr. D’Ascoli requested permission from the Board to dispose of a 2009 Ford F-250 pickup truck that is no longer salvageable. Ms. O’Neill so moved. Mr. Rubin seconded. Motion passed 5-0.

2. Resolution 2026-08 Authorizing the Award of a Contract for Pest Control Services  
Mr. D'Ascoli requested that the board award a contract for pest control. Chairman called for a motion to approve Resolution 2026-08 authorizing the award of a contract for Pest Control Services. Ms. O'Neill so moved. Ms. Remillard seconded. Motion passed 5-0.

Chairman Howroyd called for a motion to suspend the rules and add to the agenda Resolution 2026-09. Ms. O'Neill so moved. Ms. Remillard seconded. Motion passed 5-0

3. Resolution 2026-09 Proposed 2026 Congregate Base Rental Increase  
Mr. D'Ascoli explained to the board he is proposing a \$25 rental increase for the residents of the Congregate. Ms. O'Neill so moved. Ms. Remillard seconded. Motion passed 5-0

**IX. Items For Future Agenda**

1. Mr. Rubin suggested that updates on the Eversource litigation be added to a future agenda

Chairman Howroyd called for a motion to suspend the rules and enter Executive Session to discuss pending litigation with Eversource. Motion made by Mr. Becker and seconded by Ms. Remillard. Motion passed 5-0. Executive Session began at 7:34 p.m.

**X. Executive Session**

The Board returned to open session at 7:51 p.m. No votes were taken and no decisions were made during Executive Session. Motion to note for the record made by Ms. O'Neill and seconded by Mr. Rubin. Motion passed 5-0.

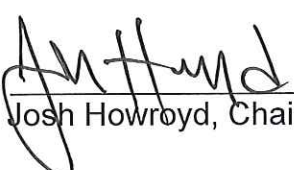
**XI. Adjournment**

With no further business, the meeting was adjourned. Motion made by Mr. Becker and seconded by Ms. O'Neill. The motion passed 5-0. Meeting adjourned at 7:52 p.m.

Respectively Submitted

  
Joseph D'Ascoli, Recording Secretary

Attest:

 5/13/2026  
Josh Howroyd, Chairman