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2  
3 **Willington Housing Authority**

4 **REGULAR MEETING**

5 Monday April 15, 2024 – 4 p.m. (in person meeting)

6 Willington Senior Center, 20 Senior Way, Willington, CT 06279  
7  
8

9 **Present** – Chairman Don Berg; Vice Chairman William Bunnell; Secretary/Treasurer Claudia  
10 D’Agata, Tenant Commissioner Arthur Blaskey; Executive Director Laurie Bradley (property  
11 management), Resident Services Coordinator/Assistant Director Sharon Boisvert (property  
12 management), and via conference call, Recording Secretary Brenda Sullivan  
13

14 **1. Call to order** – The meeting was called to order at 4 p.m.  
15

16 **2. Present to speak** – opportunity for members of the public to speak. – No members of the public  
17 present.  
18

19 **3. Old Business** – Senior Housing “Button Hill”  
20

21 A. Director's Report – *This report was emailed to members prior to the meeting; a copy is*  
22 *available to the public from management upon request. \**  
23

24 L. Bradley reported that there have been ongoing problems with the heating in units 10D and  
25 10E. She said the temperature in those apartments is consistently over 80 degrees, even when  
26 the heat is shut off.  
27

28 She said resolving the problem has been hampered by the fact that different parts of the heating  
29 system are covered by different companies, and one company won’t touch a part covered by  
30 another company. This makes it difficult to track the source of the problem, she said.  
31

32 She said that even when the thermostats were disconnected, the system still was blowing hot  
33 air, and that the fans were tested and don’t seem to be part of the problem. She said she will  
34 continue to work with her maintenance director and the companies to try to resolve the issue.  
35

36 There was discussion about contacting the company that designed the system, Acorn  
37 Engineering.  
38

39 L. Bradley suggested that the board consider installing heat pumps. She said the Housing  
40 Authority has already spent \$20,000 in a single year on problems with the heating system. She  
41 noted that the Coventry Housing Authority had to replace heat pumps as they came to the end  
42 of their 40-year service life and that at that time, Eversource had refunds/incentives available  
43 that reimbursed the CHA for replacing the old pumps.  
44

45 L. Bradley also reported that she will be meeting with the conservator of one of the tenants, due  
46 to ongoing violation of the lease regarding smoking.  
47

48 B. Expenditures – *This report was emailed to members prior to the meeting; a copy is available*  
49 *to the public from management upon request. \**

50  
51 There was no discussion.

52  
53 C. Button Hill Treasurer's Report – *This report was emailed to members prior to the meeting; a*  
54 *copy is available to the public from management upon request.\**  
55

56  
57 L. Bradley noted that \$4,000 a month is still being put into the reserves.

58 D. Chairman's Report:

- 59
  - Update Board on Call for Aid system  
60

61 D. Berg reported that the town's ARPA committee approved the Housing Authority's request  
62 for \$68,500 for a contract with ITS (approved by the Willington Housing Authority at its March  
63 meeting) for a Call for Aid system.  
64

65 L. Bradley said she hadn't yet spoken to ITS. She will have a contract drawn up and will  
66 determine how payments will be made, she said.  
67

- 68
  - Update & discuss American Microgrid Solutions' solar and resiliency  
69

70 D. Berg talked about a report he wrote and submitted to the Clean Energy Group (CEG) who  
71 included it in their submittal to Senator Chris Murphy in support of CEG's proposal for  
72 government incentives that would, in total, pay for 80 percent toward the cost of solar panels  
73 and battery resiliency at Button Hill Senior Housing (and other low-income housing facilities).  
74 He added that the Rural Energy for America Program (REAP) is another potential source of  
75 funds. He said REAP might provide a 50 percent reimbursement but would require a small  
76 business application.  
77

78 There was additional discussion about other potential funding sources to install additional solar  
79 at Button Hill Senior Housing, such as a Power Purchase Agreement (PPA) with a solar PV  
80 company that could be the PV system owner and maintainer.  
81

82 D. Berg said another program, such as the Eversource Residential Renewable Energy Solutions  
83 program (RRES), would pay for energy generated by the Button Hill system, either at 31.89  
84 cents per kWh or at 37.39 cents per kWh. The higher rate applies if Button Hill is able to secure  
85 the low-income housing "adder".  
86

87 He said RRES is a 20-year contract, and that for the first 10 years, the Housing Authority  
88 would about break even by offsetting actual electrical expenses, but then would enjoy what  
89 would equate to a significant discount off of what they'll be paying for electricity, assuming  
90 that electrical rates increase every year.  
91

92 He estimated the actual benefit to the Button Hill operating budget of about \$490,000 over the  
93 20 years of the contract. Costs for the batteries also need to be factored in, he said, initially  
94 about \$50,000 for each of the four buildings, but Eversource's Connected Solutions Program  
95 would reimburse the Housing Authority about \$40,000 per building, over time.  
96



D. Berg said the Connecticut Greenbank could also potentially contribute 50 percent for a lease or loan. So the total reimbursement from the funding sources would be 80 percent and would include funding solutions as he understands it.

He said there would be a final cost of about \$61,000 for all the PV systems, which would include an additional ground-mounted system to the left of the upper dumpster enclosure. There was discussion about the need to bring the ground-mount plans to the town for approval.

Referring to earlier discussion, D. Berg noted that one complication with RRES funding is that a minimum of 20 percent of the RRES income funds have to go back to the residents as cash, or otherwise utilized toward energy-related improvements (that benefit the residents). He suggested, based on program documents, that it should be possible to use that minimum 20 percent amount to pay for the energy storage system, replacement of the batteries around year 12, or even for heat pumps as a means of benefiting our residents per the program rules.

L. Bradley asked how much money for this project would come from the reserves, and asked if taking a loan would concern Button Hill's mortgage holder, Centreville Bank. D. Berg noted that he emailed our prior consultant, David Berto, about this and D. Berto said he did not see any issues with any other initial funders, and agreed we will need to communicate with our mortgage holder, Centreville Bank.

D. Berg reported that American Microgrid Solution's latest analysis says Button Hill would need four 8 kW or four 12 kW backup batteries (one for each of the four building's utility rooms).

D. Berg also explained that if the Connecticut Energy Group's (CEG) proposal, as made to Chris Murphy's office (a.k.a. the Congressionally Directed Spending application) is approved and monies are available as proposed to Button Hill (and others), the Button Hill battery and solar PV package – along with the RRES contract and Eversource's Connected Solutions program incentive monies – would financially benefit the budget of Button Hill (to the tune of a positive \$490,000, plus interest, over the next 20 years).

He said the batteries would need to be replaced in year 12, which would cost about \$44,000 for each of the four buildings, and those costs were included in his calculations

L. Bradley also spoke in favor of emergency generators. She said that the ones purchased by the Coventry Housing Authority have a service life of 40 years, and because they keep up with annual maintenance, there haven't been any issues with their operation. D. Berg agreed, but reminded the board that in order to benefit from the incentives proposed in the Congressionally Directed Spending proposal, resiliency with batteries and solar PV were both necessary components. He offered that a generator could be added as a backup to the batteries, but that may depend on the battery solution chosen.

#### **4. New Business – none**

**5. Correspondence** – D. Berg said he received correspondence from the insurance company, but it didn't include a quote. He said the policy expires June 15, 2024.

#### **6. Approval of Minutes**

C. D'Agata made a motion to approve the minutes of the March 18, 2024 regular meeting as written. A. Blaskey seconded the motion. The motion passed unanimously.

### 7. Housing Authority Treasurer's Report

C. D'Agata gave the following report:

Per the Town of Willington financial office FY 2023-2024 Housing Authority report dated 4/15/24, a payroll check was issued on 4/4/24 for \$65 plus deduction for Medicare of \$0.94 and Social Security of \$4.03, deducted from the Housing Authority account, leaving a balance of \$2,755.90.

### 8. Motion to Adjourn

W. Bunnell made a motion to adjourn at 5 p.m. A. Blaskey seconded the motion, which passed unanimously.

*Respectfully submitted by Recording Secretary Brenda Sullivan. Please note that minutes are posted prior to being officially approved – changes/corrections are normally indicated in the subsequent month's meeting minutes.*

*\*(For copies of documents mentioned in the minutes, please call management at 860-498-0268.)*

*Brenda Sullivan*

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*[Signature]*  
TOWN CLERK