

**AGENDA
BERLIN HOUSING AUTHORITY
SPECIAL MEETING
250 KENSINGTON ROAD, KENSINGTON, CT 06037
October 15, 2025, at 5:00 P.M.**

CALL TO ORDER

AUDIENCE OF CITIZENS – Please State Name and Address prior to sharing your thoughts.

SECRETARY’S REPORT

- Approval of Minutes: 17 September 2025

FINANCIAL REPORT

- Monthly Reporting
- Bank Reconciliation Reports

MANAGEMENT COMPANY REPORT

- Update on Work Orders
- Update on Occupancy & Waitlists
- Alarm Repair Status at MM
- Tenant Commissioner Status
- Sewer Line Issues at PH
- Eversource Energy Audit
- Management Company Monthly Report Format
- Tree Removal
- Update on MOR

OLD BUSINESS

- Website Project
- Funding – Percival Heights – SSHP (Meeting with TM on 20 October)
- Status of Broadband Update
- Discussion regarding move from Electrical Service Master Meter to Individual Unit Metering at PH.
 - Vote to approve transition to Individual Unit Metering
 - Vote to approve Flat Rate Rental Rate Increase at PH

NEW BUSINESS

- Discussion and vote to approve the following rental rates at PH, per recommendation from CHFA, to increase base rent to a proposed \$800 per month for all new tenants
- Discussion and vote to implement “Stratified Rent Structure” at PH per recommendation from CHFA.

- **Discussion about Town of Berlin ask regarding parking expansion at PH/Space Leased for Senior Center.**

EXECUTIVE SESSION

- **Legal Matters – Discussion - Initiating Collection Action – KoC**
- **Tenant Matters – PH**
- **Tenant Matters – MM**
- **Discussion on request for authorized parking at PH Disabled Parking by a individual who frequents the Senior Center but is not a resident of PH.**

ADJOURNMENT