

Minutes

The Commissioners of the Housing Authority of the City of Willimantic met in a regular meeting at the Housing Authority offices, 49 West Avenue, Willimantic, Connecticut at 7:00 p.m. on Wednesday, March 25, 2015. The meeting was called to order by the Chairman. Upon roll call, those present and absent were as follows:

PRESENT

John Naumec
Linda Stevens
Jean Gaskin
John Schwenk
Michele Nahas

ABSENT

The Minutes of the previous meeting were unanimously accepted as read.

CORRESPONDENCE:

03/10/15 Dooley & Vicars, Audit Report.

03/10/15 Neal Beets, Town Manager, Change in Town Policy Regarding Wastewater.

03/02/15 CHRO, Alicea vs. WHA, Final Investigative Report.

03/18/15 The Chronicle, Poor Conditions of Housing Units Worries Town Officials.

03/15/15 Nahro Monitor

Executive Director's Report

The report of the Executive Director is attached herewith and hereby made a part of these minutes.

PUBLIC TIME:

Cindy Skidd, resident of John Ashton Towers addressed the Board with concerns of rent increases when resident's incomes increased. Kim Haddad responded by stating that the U.S.

Department of Housing and Urban Development established the formula for rent calculations and that the Board did not have control over that formula.

Resolution #3879

The following resolution, #3879 was introduced by Commissioner Gaskin, read in full and considered:

BE IT RESOLVED: That the following Voucher Checks are approved as paid:

Project Conn 10-1-2-5	Transfer to COF	#151	\$154,754.65
Project MR-7-34	Transfer to COF	#139	\$ 48,920.65
Project MR-50 Section 8	Transfer to COF	#138	\$ 38,933.81
Project E-22-87	Transfer to COF	#136	\$ 30,901.12
Central Office Fund		#10444	- 10685

Commissioner Gaskin moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Nahas and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"
John Naumec
Jean Gaskin
John Schwenk
Linda Stevens
Michele Nahas

"NAYS"
None

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3880

The following resolution, #3880 was introduced by Commissioner Gaskin, read in full and considered:

BE IT RESOLVED: That the Annual Plan/Five Year Plan of the Housing Authority of the City of Willimantic for the Fiscal Year July 1, 2015 through June 30, 2016 is hereby approved for submission to the United States Department of Housing and Urban Development.

Commissioner Gaskin moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Nahas and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
John Naumec	None
Jean Gaskin	
John Schwenk	
Linda Stevens	
Michele Nahas	

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3881

The following resolution, #3881 was introduced by Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That the following Vacated Tenants Accounts Receivable for Nathan Hale Terrace, Wilbur Cross Apartments, and John Ashton Tower be written off the books of the Authority as of June 30, 2015.

CONN 10-1-2-5

43-12	Vargas, Francheska	\$2,340.64
44-24	Patterson, Katrina	<u>\$ 596.29</u>
		\$2,936.93

Commissioner Stevens moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Nahas and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
John Naumec	None
Jean Gaskin	

John Schwenk
Linda Stevens
Michele Nahas

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3882

The following resolution, #3882 was introduced by Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That the following Vacated Tenants Accounts Receivable for Terry Court and Eastman Terrace be written off the books of the Authority as of June 30, 2015.

MR 7-34

19-9 Maxwell, Connie	\$3,199.65
85-14 Nunez, Virgen	<u>\$2,367.94</u>
	\$5,567.59

Commissioner Stevens moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Nahas and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
John Naumec	None
Jean Gaskin	
John Schwenk	
Linda Stevens	
Michele Nahas	

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3883

The following resolution, #3883 was introduced by

Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That the following Vacated Tenants Accounts Receivable for Hevrin Terrace be written off the books of the Authority as of June 30, 2015.

MR50

150-14	Flanders, Brandee	<u>\$2,615.91</u>
		\$2,615.91

Commissioner Stevens moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Nahas and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
John Naumec	None
Jean Gaskin	
John Schwenk	
Linda Stevens	
Michele Nahas	

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3884

The following resolution, #3884 was introduced by Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That the following Vacated Tenants Accounts Receivable for Jonathan Trumbull Terrace and Father Honan Terrace be written off the books of the Authority as of June 30, 2015.

E22-87

59-3 Rivera, Vincente	<u>\$358.04</u>
	\$358.04

Commissioner Stevens moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Nahas and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"	"NAYS"
--------	--------

John Naumec
Jean Gaskin
John Schwenk
Linda Stevens
Michele Nahas

None

The Chairman thereupon declared said motion carried and said resolution adopted.

Resolution #3885

The following resolution, #3885 was introduced by Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That Vote taken by Poll on March 16th and March 17th, Authorizing the Executive Director to enter into a Contract with Quisenberry Arcari Architects, LLC to provide architectural services at Jonathan Trumbull Terrace and Hevrin Terrace is confirmed.

Commissioner Stevens moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Gaskin and upon roll call, the "Ayes" and "Nays" were as follows:

"AYES"
John Naumec
Jean Gaskin
John Schwenk
Linda Stevens
Michele Nahas

"NAYS"
None

The Chairman thereupon declared said motion carried and said resolution adopted.

EXECUTIVE SESSION:

The Board went into executive session to discuss employee and tenant issues at 7:50 PM and returned to regular session at 7:58 PM.

PUBLIC TIME

No one from the public was present.

OTHER BUSINESS

The Board discussed the progress of the Redevelopment of Jonathan Trumbull Terrace and Hevrin Terrace. They looked at the Probable Estimate of Construction Cost as provided by Quisenberry Arcari Architects and discussed the next phases of the application process which includes Environmental Testing and Surveying of the sites involved. An April 20, 2015 deadline is targeted for submission of funding applications.

The Board also discussed establishing a Non-Stock Corporation as part of the current redevelopment to work in partnership with the Housing Authority to apply for further funding to redevelop our properties.

The Housing Authority worked with the Willimantic Police Department and submitted an application for an Emergency Safety and Security Grant. If awarded, this grant would provide funding for a surveillance system and extra security measures for our federal housing developments.

There being no further business to come before the Board, it was moved, seconded, and carried that the meeting adjourn. The Chair thereupon declared the meeting adjourned at 8:02 p.m.

Respectfully submitted,

Kim Haddad
Secretary