

Minutes

The Commissioners of the Housing Authority of the City of Willimantic met in a special meeting at the Housing Authority offices, 49 West Avenue, Willimantic, Connecticut at 7:00 p.m. on Wednesday, May 25, 2016. The meeting was called to order by the Chairman. Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
John Naumec	
Linda Stevens	
Jean Gaskin	
John Schwenk	
Michele Nahas (Arrived at 7:03)	

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

CORRESPONDENCE:

Undated WHA, Organizational Chart.

4/30/16 NAHRO Monitor.

PUBLIC TIME:

A Resident from Jonathan Trumbull Terrace was present to express concerns about maintenance issues and items that are not being addressed.

William Lassiter and Desmond Von Bora, of the Resident Council were also present and spoke stating that the Council will be meeting with in June to discuss maintenance concerns and the Council will bring that information to the Executive Director.

No one else was present.

EXECUTIVE DIRECTOR'S REPORT:

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

Resolution #3940

The following resolution, #3940 was introduced by Commissioner Stevens, 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	\$121,427.43
Project MR-7	Transfer to COF	\$ 17,570.01
	Transfer to COF	\$ 860.00
Project MR-34	Transfer to COF	\$ 25,509.15
Project MR-50 Section 8	Transfer to COF	\$ 34,941.83
Project E-22	Transfer to COF	\$ 6,918.48
	Transfer to COF	\$ 58.00
	Transfer to COF	\$ 22,926.00
Project E-87	Transfer to COF	\$ 10,114.60
Central Office Fund		#14120 - 14360

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

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

Resolution #3941

The following resolution, #3941 was introduced by Commissioner Schwenk, read in full and considered:

BE IT RESOLVED: That the Budget for the Housing Authority of the City of Willimantic's federally funded developments, Nathan Hale Terrace, Wilbur Cross Apartments, and John Ashton Tower, for the fiscal year ending June 30, 2017, is hereby approved for use by the Authority.

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

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

Resolution #3942

The following resolution, #3942 was introduced by Commissioner Gaskin, read in full and considered:

BE IT RESOLVED: That the Personnel Policy of the Willimantic Housing Authority be amended to revise the Job Description of the Assistant Director.

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

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

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

Resolution

The following resolution, to Approve Housing Inspection Services Contract was discussed but not acted upon. The Housing Authority in preparation for the implementation of

the Section 8 Project Based Voucher Program has solicited proposals. The proposals are still being evaluated and a contract will be negotiated at a later date.

OTHER BUSINESS:

The Board discussed the possibility of applying for the State CHAMP9 Round of funding to rehabilitate Hevrin Terrace. The requirement as part of this application is that there should be a 20% increase in units or at least 20 new units added to qualify for this funding. Kim Haddad had requested an exemption to this requirement due to land restrictions and was denied. The Housing Authority will pursue other options for funding when they become available.

Kim Haddad brought to the attention of the Board Members that there has been an issued raised by the Town of Windham, Building Official as to the qualifications of the maintenance staff to perform licensed work under the municipality status. This issue was referred to legal counsel for further clarification.

Kim Haddad also informed the Board Members that the Housing Authority is taking action to implement direct deposit of the Section 8 Voucher payments.

PUBLIC TIME:

A resident again expressed concerns with the maintenance issues at Jonathan Trumbull Terrace.

EXECUTIVE SESSION:

The Board went into executive session to discuss employee and tenant issues at 7:30 PM. The Board returned to regular session at 7:45 PM.

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 7:48 p.m.

Respectfully submitted,

Kim Haddad
Secretary