

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, June 24, 2015. 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 (Arrive at 7:03)	
Michele Nahas	

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

CORRESPONDENCE:

05/30/15 Nahro Monitor.

06/19/15 CONN-Nahro, Advocacy regarding PILOT funding.

06/10/15 HUD, Change in Administrative Fee Proration.

06/10/15 HUD, Acknowledgement of Hevrin Trumbull Redevelopment.

06/2015 CHFA/State DOH, Revised Consolidated Application, Sources of Funding.

Undated HUD, Approval of Annual Plan for fiscal year beginning July 1, 2015.

Executive Director's Report

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

PUBLIC TIME:

Kathy Light, WHA employee wanted to express her interest in applying for the position of Housing Authority Inspector should this position become available.

Resolution #3897

The following resolution, #3897 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 #155	\$100,000.00
	Transfer to COF #156	\$ 74,957.17
Project MR-7-34	Transfer to COF #142	\$ 48,531.56
Project MR-50 Section 8	Transfer to COF #142	\$ 41,760.55
Project E-22-87	Transfer to COF #139	\$ 17,536.09
Central Office Fund		#11231 - 11467

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 #3898

The following resolution, #3898 was introduced by Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That the Annual Meeting of the Willimantic Housing Authority, to be held on August 26, 2015, be a dinner meeting held at the Betty Dunnack Commons with catering provided by Culinary Expressions.

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 #3899

The following resolution, #3899 was introduced by Commissioner Schwenk, read in full and considered:

BE IT RESOLVED: That the Purchase of a John Deere, Signature Series X758 with Mower Deck and Two-Stage Snow Blower totaling \$17,232.74 through D.H. Marvin in Colchester, Connecticut under the State of Connecticut awarded contract be approved.

Commissioner Schwenk 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 #3900

The following resolution, #3900 was introduced by Commissioner Gaskin, read in full and considered:

BE IT RESOLVED: That the Purchase and Installation of an ADA Compliant entry door for the West Avenue Office through Door Control of Wallingford, Connecticut, totaling \$6,672.00 be approved.

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	
Linda Stevens	
John Schwenk	
Michele Nahas	

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 7:30 PM and returned to regular session at 7:40 PM.

PUBLIC TIME

No one from the public had any further comments.

OTHER BUSINESS

The Board discussed the progress of the Redevelopment of Jonathan Trumbull Terrace and Hevrin Terrace including the establishment of a Non-Profit Entity. Linda Stevens and John Schwenk have agreed to serve on the Corporation Board.

The Board was notified that all employees will receive a Cost of Living Increase effective July 1, 2015 as negotiated through the MEUI Contract and the Personnel Policy.

The Board discussed the Procurement Policy and decided to make no changes at the present time.

Kim Haddad notified the Board that she had attended training through HUD regarding Energy Performance Contracting (EPC) as a way of reducing energy consumption and locking in a higher rate of operating funding.

Kim Haddad also notified the Board that she was selected with Lance Jones and members of the Women's Institute to attend training through the Housing Academy for three 2-day sessions in the near future. This training will cover redevelopment strategies.

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 7:55 p.m.

Respectfully submitted,

Kim Haddad

Kim Haddad
Secretary