

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 7:05 p.m. on Wednesday, June 29, 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	

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

CORRESPONDENCE:

6/16/2016	Gill Group, Acceptable Rent Comparability Study, Hevrin Terrace.
6/24/2016	WHA, Letter to Karl Kilduff, CHFA, Reassessment of 9% LIHTC for Jonathan Trumbull.
6/06/2016	McGrath, Email regarding Town Interactions regarding Maintenance of Units.
6/23/2016	Town Website, Reappointment of John Schwenk.
6/15/2016	CT, Dept. of Public Health, Lead Abatement at Marcella Eastman Terrace.
5/25/2016	HUD, Acceptance of Independent Audit.
6/09/2016	WHA, Response to CHFA regarding the proposed changes made to the scoring of the 9% LIHTC Application.
6/13/2016	Lance Jones, Code of Conduct Memo to Maintenance Staff.
6/15/2016	State Senator, Mae Flexer, State Rep., Susan Johnson, State Rep. Linda Orange, Letter of

Support to rehabilitate Marcella Eastman Terrace.

Undated HUD Website, Notification of Scoring of REAC Inspection of Federal Housing Units of 84.

6/15/2016 IRS, Notification of Acceptance of 501(c)(3) Status.

6/15/2016 Nahro Monitor.

Undated Multifamily Second Mortgage Program Description.

PUBLIC TIME:

An Applicant was present to express concerns the lease up process and about concerns with maintenance staff issues.

Desmond Von Bora, of the Resident Council was also present.

No one else chose to speak.

EXECUTIVE DIRECTOR'S REPORT:

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

Resolution #3943

The following resolution, #3943 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	\$ 75,000.00
	Transfer to COF	\$ 77,427.87
Project MR-7	Transfer to COF	\$ 27,712.02
Project MR-34	Transfer to COF	\$ 33,565.49
Project MR-50 Section 8	Transfer to COF	\$210,000.00
	Transfer to COF	\$ 49,742.63
Project E-22	Transfer to COF	\$ 7,435.28
Project E-87	Transfer to COF	\$ 11,416.15
Central Office Fund		#14361 - 14601

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.

Resolution #3944

The following resolution, #3944 was introduced by Commissioner Gaskin, read in full and considered:

BE IT RESOLVED: That the Annual Meeting of the Willimantic Housing Authority, to be held on August 31, 2016, be a dinner meeting held at 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 #3945

The following resolution, #3945 was introduced by Commissioner Schwenk, read in full and considered:

BE IT RESOLVED: That the Admissions and Continued Occupancy Policy be amended to include the Willimantic Housing

Authority Grievance Procedure as adopted by the Board of Commissioners, March 2004.

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.

OTHER BUSINESS:

The CONN Nahro Convention is being held a Mohegan Sun the end of August. John Naumec and Kim Haddad will be attending.

A discussion was had with regards to the Housing Authority personnel policy and clarification of the statement, "immediate family member". It was clarified that immediate family member would mean, a parent, a child or a sibling for purposes of hiring.

EXECUTIVE SESSION:

The Board went into executive session to discuss employee and tenant issues at 7:40 PM. The Board returned to regular session at 7:58 PM.

PUBLIC TIME:

No one from the public was present.

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