

## 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, July 27, 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:

7/22/2016	WHA, Letter to Hevrin Terrace residents, Fences and Unit Conditions.
6/30/2016	CHFA, Receipt of Reassessment Request.
7/05/2016	HUD, Bed Bug Notice.
7/06/2016	CT, DOH, Executed Contract for Elderly Rental Assistance for State Elderly Housing.
Undated	CONN NAHRO, 2016 Annual Convention Agenda.
7/15/2016	NAHRO Monitor.

### PUBLIC TIME:

No one 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 #3946

The following resolution, #3946 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	\$ 80,000.00
	Transfer to COF	\$ 60,000.00
	Transfer to COF	\$ 62,521.17
Project MR-7	Transfer to COF	\$ 41,615.95
Project MR-34	Transfer to COF	\$ 51,123.00
Project MR-50 Section 8	Transfer to COF	\$ 67,510.95
Project E-22	Transfer to E87	\$ 4,570.56
	Transfer to COF	\$ 19,077.80
Project E-87	Transfer to COF	\$ 25,283.27
Central Office Fund		#14602 - 14946

Commissioner Gaskin moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Schwenk 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 #3947

The following resolution, #3947 was introduced by Commissioner Schwenk, read in full and considered:

BE IT RESOLVED: That the Section 8 Assistance Management Program (SEMAP) of the Housing Authority of the City of Willimantic for the Fiscal Year July 1, 2016 through June

30, 2017 is hereby approved for submission to the United States Department of Housing and Urban Development.

Commissioner Schwenk 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 #3948

The following resolution, #3948 was introduced by Commissioner Nahas, read in full and considered:

BE IT RESOLVED: That item number 7 on the Agenda, to Approve modifications to the Willimantic Housing Authority's Personnel Policy be moved to follow Executive Session.

Commissioner Nahas 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.

OTHER BUSINESS:

Resolution #3949

The following resolution, #3949 was introduced by Commissioner Nahas, read in full and considered:

BE IT RESOLVED: That John Naumec, Chairman of the Board and Kim Haddad, Executive Director be authorized to attend the CONN Nahro Annual Convention at Mohegan Sun on August 29, 30, and 31, 2016.

Commissioner Nahas 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.

Discussion:

John McGrath, Legal Counsel for the Housing Authority accompanied by Kim Haddad attended a court appearance for WHA vs. Cordero on July 22, 2016 to discuss the legal proceedings and whether the Housing Authority needed to offer residents a grievance prior to proceeding to Court Mediation. The case presented in favor of the Housing Authority and its' current practice. The Housing Authority has requested that further investigation is completed by John McGrath regarding our current legal practices.

EXECUTIVE SESSION:

The Board went into executive session to discuss employee and tenant issues at 7:35 PM. The Board returned to regular session at 8:00 PM.

Resolution #3950

The following resolution, #3950 was introduced by Commissioner Schwenk, read in full and considered:

BE IT RESOLVED: That the Personnel Policy covering all employees of the Housing Authority of the City of Willimantic be modified retroactively to July 1, 2016. In

addition, the Executive Director is authorized to enter into a contract with the employees covered by the Municipal Employees Union Independent with the modifications presented in the Tentative Agreement dated July 13, 2016.

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.

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