

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, September 30, 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
Michele Nahas

ABSENT
John Schwenk

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

CORRESPONDENCE:

09/15/15 Nahro Monitor.

Undated PHADA, Notice of Funding Shortfalls.

09/25/15 Town of Windham Website, Commissioner Update.

Undated Proposed WHA Resident Participation Plan -
Jonathan Trumbull Terrace.

08/09/15 Quisenberry Arcari Architects, LLC, Scope and Fee
Proposal - Additional Services.

Executive Director's Report

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

PUBLIC TIME:

No one from the public was present.

Resolution #3904

The following resolution, #3904 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	#160	\$ 50,498.88
	Transfer to COF	#161	\$130,098.95
Project MR-7-34	Transfer to COF	#145	\$ 44,116.19
Project MR-50 Section 8	Transfer to COF	#148	\$ 42,579.36
Project E-22-87	Transfer to COF	#142	\$ 15,780.00
Central Office Fund		#12028	- 12278

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	
Michele Nahas	

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

Resolution #3905

The following resolution, #3905 was introduced by
Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That the Section 8 Coordinator is hereby
authorized to attend the NAHRO Certified Specialist of
Inspection Certification Training in Tampa, Florida on
November 3 - 5, 2015.

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	
Linda Stevens	
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 7:20 PM and returned to regular session at 7:35 PM.

PUBLIC TIME

No one from the public had any further comments.

OTHER BUSINESS

An update regarding the conditions and actions taken at Jonathan Trumbull Terrace was provided by the Executive Director to include:

Kim Haddad, as requested by the Neal Beets, Town Manager attended the Town Council meeting on September 15, 2015 to request that the Town consider applying for Community Development Block Grant Funds in April 2016 for renovations to Housing Authority properties. The Town reported that they were not sure if they would be eligible to apply for funding due to difficulties spending the current grant. They would provide a letter indicating they would apply as stated if eligible.

A Resident Participation Plan was established through the Housing Education Resource Center as included in the correspondence of this meeting. Implementation of this plan which describes the Housing Authorities actions to include the residents of Jonathan Trumbull Terrace is the demolishing and reconstruction is required by the State of Connecticut.

The preliminary site plans for the reconstruction of Jonathan Trumbull Terrace as presented by the Quisenberry Arcari Architects to the Town of Windham officials was presented to the Commissioners.

Resolution #3906

The following resolution, #3906 was introduced by Commissioner Nahas, read in full and considered:

BE IT RESOLVED: That the Commissioners of the Housing Authority hereby adopt the "Resident Participation Plan" for Jonathan Trumbull Terrace as attached in these minutes.

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	
Michele Nahas	

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

Resolution #3907

The following resolution, #3907 was introduced by Commissioner Stevens, read in full and considered:

BE IT RESOLVED: That the Executive Director be authorized to execute the revised contract for additional services from Quisenberry Arcari Architects, LLC of Farmington, Connecticut as described in the Scope and Fee Proposal included in the correspondence of this meeting which revises the plan to demolish and reconstruct Jonathan Trumbull Terrace instead of rehabilitation.

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	
Linda Stevens	
Michele Nahas	

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

Kim Haddad notified the Commissioners that she had been notified by CHFA that the PILOT for Terry Court and Eastman Terrace was removed from the State budget. No knowing the extent that this would have at the Housing Authority, she will reach out the our State Representative, Susan Johnson.

The conditions of the fire alarm system at Jonathan Trumbull Terrace was discussed. Although there have been recent problems with the system, Scott from Fire Alarm Specialty Design has made repairs to keep the system up and running.

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 8:03 p.m.

Respectfully submitted,

Kim Haddad
Secretary