

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

SPECIAL MEETING

TUESDAY APRIL 7, 2015

3:00 PM

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TOWN OF BETHEL  
TOWN CLERK

Chairman Beeble called the meeting to order at 3:03 PM

**Roll Call: Commissioner Slifkin, Commissioner Walsh,  
Commissioner Beeble, Commissioner Ryan, Commissioner McCollam excused**

**Present: Collin Vice, Mark Nolan of Nolan Enterprises, Earl Reeves, David Carlson, Pat Belmont, Lucy Lafferty, Warren Lafferty, Lucille Ofiero, Jay Ofiero, Carol Mitchell, Leslie Friedman, John Favale, Janice Pickert, Karen Damato and Len Newby**

**Citizens Input- Clarification was given concerning the Resident Participation Plan which is required should the Authority move forward with a comprehensive Redevelopment Initiative. Chairman Beeble stated that as a result of the recommendation of the consultant we are not submitting an application for State funding in the upcoming round and should we decide to move forward the Authority will certainly ensure that residents are involved.**

**Phineas Park- Mark Nolan advised that checks this month include payment for the taxes. With the weather changing he will proceed with the roofing and parking lot work. Screening has been completed for the current vacancy. Court action is proceeding on the two cases for non-payment. Fraud was discovered in one case and documentation will be introduced concerning the same at the next hearing.**

**Executive Director reported that we currently have three vacancies on the project E-133. Persons are being screened for occupancy and one resident will be transferred. Project E-166 has 4 vacancies, two of which are assigned. One will be a transfer and the remaining will be held until we receive notification about the Small Cities Grant. The Commission received a copy of the development consultant's invoices and contract. It was agreed that the invoices will be paid from the Pre-development Loan Fund when received. The locations of all satellite dishes have been identified and more research is needed to determine if all security deposits were received. A copy of the Management Close out letter has been received and the Commission provided with copies.**

**Motion was made by Commissioner Ryan and seconded by Commissioner Walsh. Commissioner Beeble stated that all Commissioners need to go to People's United Bank and update the signature cards so that the proper information is on file. Motion carried to accept the Treasurer's Report and the People's account update was accepted and approved.**

**Motion by Commissioner Slifkin and seconded by Commissioner Walsh adopting a resolution to make payment (1) to Wood Works Construction, Inc., for the rehabilitation of units 9, 27, 37 and stored materials for bathroom upgrades in units 11 and 21. Motion carried.**

**The Commission reviewed the request for a bathroom upgrade under reasonable accommodations at Project # E-166 and it was agreed that given the limited resources available on that side at present, it would be handled if funding is received through the Small Cities Grant as the plan calls for one unit on each side to be retrofitted to meet ADA requirements or sufficient resources are made available.**

**No Smoking Policy- Commissioner Slifkin reported that she had contacted Danbury Housing Authority and she is in the beginning stages of drafting the policy. She further stated that the benefits from such a policy adoptions could save the Authority money with insurance and maintenance costs. More work is needed and Commissioner Ryan agreed to assist with completing the policy for review by all the parties. The ED is to forward copies of the policies received to all of the Commissioners.**

**Assigned Parking - The Ed and the president of the Resident Council will go over the current assigned parking spaces and report back at the next meeting.**

**Motion for adjournment was made by Commissioner Walsh and seconded by Commissioner Ryan. Motion carried. Meeting adjourned at 4:25 pm.**

**Respectfully submitted,**

**Collin Vice**

**Recording Secretary**