

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

REGULAR MEETING MINUTES

WEDNESDAY September 9, 2015

4:00 PM

Commissioner Slifkin called the meeting to order at 4:05 PM

**Roll Call:**

**Commissioner Slifkin, Commissioner Walsh, Commissioner Ryan, Commissioner McCollam, Commissioner Beeble**

**Present: Collin Vice, Mark Nolan**

**Citizens Input- Christine Sleight asked that consideration be given for the purchase of a microphone and split the cost with the Authority. She further expressed concern about the landscape company use on riding mowers. A copy of the Resident Council slate of officers for the upcoming elections was presented to the Chairman. Clarification was requested on the Resident Participation Plan that should be entered into between the Authority and the Residents.**

**Earl Reeves and Carlos Serbia presented letters about persons violating the No Smoking Policy.**

**Phineas Park- Mark Nolan advised that he made a request to Rural Development seeking reimbursement for work already completed. Unit 16 has been withdrawn from approval as they failed to comply with the requirements. A transfer has occurred from a two bedroom to a one bedroom. It was also noted that they are going through at least 10 names on the waiting list before they find a viable candidate to lease the unit to. Collin Vice expressed the same sentiment. A person identified as a former resident who was removed from the lease was arrested on the property for trespassing. Mark will be meeting with the paving contractor to determine what needs to be done about the driveway entry. Commissioner Beeble advised that he has communicated with Attorney Olsen about the tax issues for the property and he will be looking into the matter.**

**Motion was made by Commissioner Ryan and seconded by Commissioner Walsh to approve the Minutes of August 12, 2015. Chairman Slifkin stated that we should include the comments made during citizen input in the minutes. Motion carried.**

**Motion by Commissioner Beeble and seconded by Commissioner Ryan to authorize the payment of the bills of September 9, 2015. Motion carried.**

**Executive Director reported that unit 54 was leased up for September 1<sup>st</sup>. We are awaiting bank verification before the formal offer is made for unit 9. Units 30 and 71 are being held for Small Cities and units 12 and 21 are under rehab. All residents have executed the no smoking lease amendment.**

RECEIVED

2015 SEP 11 P 1:26

TOWN OF BETHEL  
TOWN CLERK

***We have met with all of the players involved in the Small Cities Grant. Today we finalize the Specifications so the architect is preparing the bid documents. It is intended that advertisement will start in three weeks with bids due before our November 4<sup>th</sup> meeting and we should be able to award the contract and issue the notice to proceed. A request was made by the ED to add an item to the Agenda concerning the Pre-Development Loan Fund. Finally the ED reminded everyone that she will be on vacation and consideration should be given to the staff that will be on call.***

***A motion was made by Commissioner Walsh and seconded by Commissioner Ryan that the sum of \$50.00 per week be paid to the assigned employee when the ED is not available subject to Commissioner Notification in advance.***

***Commissioner Beeble made the request that we suspend the rules to add the Pre-Development Loan Resolution to the Agenda. Motion was seconded by Commissioner McCollam and carried.***

***A Motion by Commissioner Beeble and seconded Commissioner Walsh to Adopt a Resolution to Approve the Pre-Development Request under Affordable Housing Program in the amount of \$128,000.00. Motion carried. Commissioner Beeble requested that an accounting of all expenses to date be presented at next month's meeting to determine where we are as our initial request was made in February of this year.***

***Motion by Commissioner Beeble and seconded by Commissioner Walsh to table the Treasurer's Report as all of the bank statement were not received. Motion carried.***

#### ***Unfinished Business***

***Motion by Commissioner McCollam and seconded by Commissioner Walsh that The Semi-Annual Statements for Project E-133 and Project E-166 be accepted. Motion carried.***

***Chairman called for a discussion of the ramp for unit 38. A motion by Commissioner Beeble and seconded by Commissioner Walsh to approve the ramp/ sidewalk subject to the release of the Small Cities Grant. Motion carried***

#### ***New Business***

***Motion by Commissioner Beeble and seconded by Commissioner Ryan to table Contract Amendment with Queensberry Arcari Architects, LLC for New Work under 2016 Small Cities Grant to gather ideas about the new scope of work. Motion carried***

***Motion by Commissioner Beeble and seconded by Commissioner Ryan to table the authorization to enter into agreement with MorningStar Service, LLC s to conduct Rural Development Training to allow for a change in datesto allow for Commissioner participation and fund availability from the Phineas Park. Motion carried.***

***Motion was made by Commissioner McCollam and seconded by Commissioner Beeble to Authorize Periodic Payment to Wood Works Construction, Inc. for Rehab of Units 12, 21 and Bathroom upgrades unit 44. Motion carried.***

***Motion by Commissioner McCollam and seconded by Commissioner Walsh to Engage Tom Keane Landscaping to Repair Catch basins at Project E-133. Motion carried.***

***Motion by Commissioner Beeble and seconded by Commissioner Ryan to go into Executive Session at 6 pm to discuss a legal matter. John Favale was invited into the session. Motion carried  
The Commission excused Mr. Favale at 6:25 pm. Motion to come out of Executive Session 6:36 pm by Commissioner Ryan and seconded by Commissioner Beeble. Motion carried.***

***No votes were taken during Executive Session.***

***Motion to adjourn was made by Commissioner Walsh and seconded by Commissioner McCollam at 6:40 pm. Motion carried.***

***Respectfully Submitted***

***Collin Vice  
Recording Secretary***