

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

REGULAR MEETING MINUTES

WEDNESDAY OCTOBER 14, 2015

4:00 PM

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

Roll Call:

*Commissioner Slifkin, Commissioner Ryan, Commissioner McCollam, Commissioner Beeble -Present
Commissioner Walsh excused absence*

*Present: Collin Vice, Mark Nolan and Kim Pietrorazio of Tovah, Inc. (Transforming Outcomes for
Vibrant Affordable Housing)*

Citizens Input – Jay Ofiero-announced the results of the resident elections as follows:

<i>President</i>	<i>Jay Ofiero</i>
<i>V-President</i>	<i>Christine Sleight</i>
<i>Secretary</i>	<i>Diane Stevenson</i>
<i>At large Member</i>	<i>Pat Belmont</i>
<i>At large Member</i>	<i>Carol Mitchell</i>

He further stated that acorns are a problem as they are falling and are everywhere. Additional trimming needs to occur. Collin advised that we are waiting until the site work is done under Small Cities to determine what is needed as some of the items may be removed. Consideration is needed for visitor parking.

Leslie Friedman requested that someone be hired to dig out the cars during the snow.

Jay Ofiero introduced Kim Pietrorazio of TOVAH who has been working with the residents on becoming a more effective resident association. Ms. Pietrorazio introduced herself to the Commission and advised that she was working with the Resident Association and things are moving along well. She aims to foster open dialog between the residents and the Authority. She suggested that we might consider water based visitor parking signs that could easily be moved around. Also it was suggested that we consider other funding sources to install walkways in the rear of the units which will allow for safe passage in the event of an emergency.

Phineas Park- Mark Nolan reported that resolution is needed from the Commission for Union Saving Bank identifying the authorized signers of the accounts we have for Phineas Park.

A motion was made by Commissioner Beeble and seconded by Commissioner McCollam to add to the agenda the Resolution required by Union Savings Bank for all account signers for the Phineas Park property. Motion carried.

Motion by Commissioner Beeble and seconded by Commissioner Ryan that a resolution be adopted authorizing the signatories for the accounts at Union Saving Bank for the Phineas Park Complex be executed. Motion carried.

Mark noted that the financial report for September shows a negative number due to the government's continuing resolution that has not passed and because of the vacancies that need to be repaired for turnover drained the excess cash. We also have two months remaining on the subsidy contract and our reserve is tapped because of the roof replacement and parking lot projects. It is also recommended that we postpone the Rural Development training until after the first of year and budget issues are settled as this year's budget had only \$500.00 for training. In closing he stated that he, Commissioner Beeble and our attorney met to discuss the tax property tax situation for PP and it was determined that they would negotiate with the town the 10% of the shelter rent as the tax payment formula. Further discussion and approvals are needed and the Commission will be kept apprised.

A motion was made by Commissioner Beeble and seconded Commissioner Ryan to approve the Minutes of September 9, 2015. Motion carried.

The Executive Director reported that we had one (1) new move in this month and the remaining two (2) vacancies have all been leased for November 1, 2015 leaving only units 30 and 71 which are scheduled to be completed with the Small Cities funds. The Small Cities consultant is awaiting a directive from CHRO concerning the new set-aside requirement for contracts over \$50,000.00. DOH is awaiting the release from the Attorney General for the Pre-Development loan funds before the funds will be released. Commissioner Beeble requested that we get an accounting of what has been or will be paid from the pre-dev. Fund for next meeting or email in advance of the meeting. The Residents Association and I discussed locations for the Christmas luncheon and we narrowed it down to Nicks in Danbury and Tambascio's in Newtown. More details to follow.

Motion by Commissioner Ryan and seconded by Commissioner Beeble to approve the Treasurer's Reports for August 2015 and September 2015. Motion carried.

Motion by Commissioner McCollam and seconded by Commissioner Beeble to table the Agreement with Morningstar Services to Conduct USDA Training for Staff and Commissioners until 2016 when the budget is approved for the upcoming year. Motion carried.

Motion by Commissioner Ryan and seconded by Commissioner McCollam to make final periodic payments to Wood Works Construction, Inc. for the rehab of unit 21 in the amount of \$12,162.50, the bathroom upgrades in unit 10 for \$4,558.34 and the insulation of unit 11 in the amount of \$1,000.00. Total disbursement from Project E-133 will be \$17,720.84. From Project E -166 a final payment for the bathroom upgrades in units 44 and 66 in the amount of \$9,116.66 is being requested. Motion carried.

A motion by Commissioner McCollam and seconded by Commissioner Ryan to authorize Signarama to complete the No Smoking Community sign and the designated smoking area signs in the amount of \$990.02. Motion carried.

**Motion by Commissioner Ryan and seconded by Commissioner Beeble to table the budgets for Project E-133 and Project E-166 for a Special meeting to be held on Thursday October 22, 2015 at 4pm.
Motion Carried.**

Motion by Commissioner Beeble and seconded by Commissioner Ryan to go into Executive Session at 5:30 pm to discuss a legal matter. Motion carried. Motion to come out of Executive Session at 5:55 pm was made by Commissioner Ryan and seconded by Commissioner Beeble. Motion carried.

No votes or action were taken during Executive Session.

Motion to adjourn was made by Commissioner Ryan and seconded by Commissioner Mc Collam at 5:58 pm. Motion carried.

Respectfully submitted

**Collin Vice
Recording Secretary**