

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

REGULAR MEETING

WEDNESDAY October 8, 2014

5:30 PM

Chairman Beeble called the meeting to order at 5:31 PM

Roll Call: Commissioner Slifkin, Commissioner Beeble, Commissioner Walsh, Commissioner Dalcher

Present: Collin Vice, Mark Nolan, John Ofiero, Warren Lafferty, Lucy Lafferty, Christine Sleight, Karen Springer, Pat Belmont, David Carlson, Sandy Nichols, Vera LaBua and Pat Spring from the Ct. Housing Coalition

Citizens Input- Floor was opened and the Resident Council advised that they wanted to know the status of the lights for the community room at 58. The ED advised that she will look into it. Karen Springer presented a letter to the Commission to have the BHA pay for the moving of her piano. Commissioner Slifkin, Chairman Beeble advised that the matter would be taken up as Old Business. Chairman Beeble asked that the agenda be adjusted to allow for our guest Pat Spring from the Ct. Housing Coalition who came to make a presentation to the Commission.

Pat Spring advised that Bethel was one of the 10 agencies selected by CHFA to participate in the Housing Academy and that the selection was based on their belief that the authority is or could be ready for the round of funding that will be announced in January of 2015. She further stated that Authority would need to have a consultant to help navigate the process, as well as to help identify the financing mechanism that would work best for our community. Pat recapped for all that the RFP's for the consultants are due on October 13, 2014. Pat Spring stated that she was available to help the Commission screen the proposals and tie down the questions that would be asked of all the responders and agreed that on October 20, 2014 the BHA will hold a Special Meeting and would review all the proposals received and invite a few firms in for interviews and make a selection in time for them to participate in the November 13 and 14, 2014 Housing Academy which they would be required to attend. Pat was thanked and the Chairman resumed the announced agenda.

Phineas Park- Mark Nolan advised that DVR Landscaping has been selected to do snow removal for the upcoming season at \$280.00 per 3 inches of snow accumulating and all other circumstances will be handled as on call orders for the same price. The exterior doors are being painted as well as power washing of the siding. He is still working with the resident in the wheelchair and will be making some repairs in the unit due to the chair touching the walls. RDA has approved the first roof being repaired and they were notified that the second package will be sent shortly. They indicated that we can submit the same format for the next roof package. The issue of the property taxes came up again and it was

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agreed that Mark would contact Attorney Olson to see if the Town would place the property on the same type property relief/abatement program it was on prior to the sale to the BHA.

Chairman Beeble called for a motion to approve the Minutes of August 13 and September 10, 2014. The motion was made by Commissioner Slifkin and seconded by Commissioner Dalcher. Motion carried.

Motion by Commissioner Walsh and seconded by Commissioner Dalcher to pay the bills. Motion carried.

The Executive Director stated that because the discussion held earlier on the Housing Academy no further discussion was needed on the matter. The Commission was advised that the Management Review of Project # 166 was favorable that that we received 3.6 points out 4 and as a result the next review will not be until 2017. The ED stated that in the coming week all residents with cars will be asked to come in with their driver's licenses, registration and insurance ID's and will be provided with a sticker. It was agreed that only cars registered to lease holders will be given parking spaces and those without vehicles will not be assigned spaces as we do not have enough spaces for each unit on the property. Chairman Beeble stated that the Resident Council should take up the matter and present their results back to see if they could be incorporated into our new parking policy. Chairman Beeble requested that the Director's report also include status of vacancies both current and/or anticipated ,waiting list update and the status of any open contracts. The ED acknowledged the request.

Motion to Table the Treasurer's Report was made by Commissioner Dalcher and Seconded by Commissioner Walsh due to absence of the bank statements as they had not come in. Motion carried.

Old Business- A motion by Commissioner Slifkin was made that the Authority pay the cost for the moving of a Karen Springer's piano as a result of the transfer that will occur. The ED stated that she understood that under the previous approval the cost to move the personal property of the resident was to be their responsibility. The motion was seconded by Commissioner Dalcher. Motion carried.

New Business

Motion made by Commissioner Dalcher and seconded by Commissioner Walsh to make Periodical Payment to Wood Works Construction for the of the bathroom upgrades at units 38, 67,69 and 71.. Motion carried.

Motion by Commissioner Dalcher and seconded by Commissioner Walsh to amend the contract with Wood Work Construction for the Rehab of unit 65. Motion carried. This authorization is to record the email approval granted on September 17, 2014 by all Commissioners.

Motion by Commissioner Slifkin and seconded by Commissioner Dalcher to Make Periodic payment #1 to Wood Works Construction for the Rehab of Unit 65.

Motion to Authorize Wood Works Construction to Proceed with the rehab of unit # 32 was made by Commissioner Walsh and seconded by Commissioner Dalcher. Motion carried

Motion to adjourn was made by Commissioner Slifkin and seconded by Commissioner Walsh. Motion carried

Meeting adjourned at 7:15 pm

Respectfully Submitted

**Collin Vice
Recording Secretary**