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BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

SPECIAL MEETING

WEDNESDAY October 20, 2014

5:30 PM

Chairman Beeble called the meeting to order at 5:30 PM

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

Present: Collin Vice and Pat Spring from the Ct. Housing Coalition VIA CONFERENCE CALL

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

The Chairman called for the review and selection of the Development Consultant Firms. The Commission was joined by Pat Spring via conference call who participated in the discussion. Everyone agreed that two of the proposals received did not include enough detail about their previous work history dealing with small PHA's nor did they include project timelines and the identification and/or coordination of financial resources along with staff resumes. After a lengthy discussion it was agreed that all three firms would be invited in for an interview. The ED is to contact each firm and arrange a convenient time to come in for their interview. The Commissioners agreed that all the firms will be asked the same questions and the BHA will make available the following documents to each firm prior to the interview:

Current Operating Budget
Brief History of Work Completed to date
Capital Needs Assessment
Copy of the Specifications currently in use

Firms will be required to respond to these questions during the interview in addition to others that will be presented on the day of the interview:

Experience working with small PHA's
Financing methods they would they propose for Reynolds Ridge
Discuss previous projects including the total development cost and funding source (s) used.
Success in submitting applications to CHFA and/ or DOH funding including pre-development loan funds
Leveraging of Small Cities Community Development Block funds
Fee proposal for services

It was agreed that a Special meeting will be held on Wednesday October 29, 2014 at 3pm with interviews beginning at 3:45 pm.

Motion to Approve the Treasurers Report was made by Commissioner Dalcher and seconded by Commissioner Walsh. Motion carried

Motion to table the 2015 Operations Budgets for project # 133 and # 166 was made by Commissioner Dalcher and seconded by Commissioner Walsh. 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

7: 09 pm

Respectfully Submitted,

Collin Vice
Recording Secretary