



HOUSING AUTHORITY OF THE CITY OF DANBURY

MINUTES OF THE MARCH 18, 2010 BOARD OF COMMISSIONERS

REGULAR MEETING

COMMISSIONERS PRESENT:

Domenico Chieffalo Raymond Yamin
Mary Teicholz Stanley Watkins
Jim Zeh

RESIDENT REPRESENTATIVES

Irene Hernandez
Floyd Banks

HACD STAFF

Vinalda Green
M. Carolyn Sistrunk
Jacqueline Elam
Everette Spencer
Kevin Barry
Jessie Marengo

PRESENTERS AND SPECIAL GUESTS

Chief Geoff Herald
Deputy Chief T J Weidel

ATTENDEES

Brian Duncan
Stewart Peterson
Helen Wright
Peter Green

CALL TO ORDER

The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was called to order at 5:35 pm at the Crosby Manor 84 West Wooster Street, Danbury, Connecticut 06811 with a motion made by Commissioner Zeh, following a second by Commissioner Watkins.

APPROVAL OF MINUTES

A motion to approve the minutes of the February 18 and March 2, 2010 regular and special meeting was approved with a motion made by Commissioner Teicholz, following a second by Commissioner Yamin. The motion was unanimously approved.

PUBLIC COMMENTS

Peter Green raised questions regarding Crosby Manor Federalization and relocation; tenant eligibility for Crosby Manor; Manager Responsiveness to service requests Stairways and damaged

screens. Mr. Green further indicated that he intended to commence a petition drive for the redevelopment of the old police station site at Main Street

Mr. J. Ward raised concerns regarding notice of Board Meeting and staff responsiveness to telephone calls.

CITYWIDE RESIDENT LEADERSHIP COUNCIL REPORT

Ms Irene Hernandez, newly elected President of the CRLC, reported that the proposed 2010 budget was presented to HACD and the CRLC attended a statewide resident leadership conference.

AUTHORITY MANAGEMENT REPORT

Carolyn Sistrunk submitted March 2010 Authority Management Report in full for review. Ms. Sistrunk reported that the federalization of Crosby Manor has been approved and that the Contract work would begin within the next 30-45 days. HACD BOC congratulated HACD Staff for the fine effort.

GUEST COMMUNITY PARTNER, THE CITY OF DANBURY'S FIRE DEPARTMENT

Chief Geoff Herald and Deputy Fire Chief T J Weidel were recognized with the HACD Community Service Award for the superlative level of support for HACD staff and residents.

ACCEPTANCE OF FEBRUARY, 2010 FINANCIALS

March 2010 financials reflected a modest positive cash flow. A motion to accept March, 2010 was unanimously approved.

RESOLUTIONS AND INFORMATIONAL ISSUES

RESOLUTION 849 authorizes the Executive Director to execute the renewal insurance agreement for Directors and Officers Liability coverage for the HACD Board of Commissioners presented by Housing Authority Insurance Group of Cheshire, Connecticut on behalf of The Philadelphia Insurance Companies and further authorizes the payment of the Directors and Officers Liability premium in the amount of \$2,500.00. A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Zeh. The motion was unanimously approved

RESOLUTION 850 authorizes the Executive Director to amend and publish HACD's Admissions & Continued Occupancy Policy and its Section 8 Administrative Plan to incorporate its existing Human Resources' record retention policy. . A motion to adopt this resolution was made by Commissioner Teicholz, following a second by Commissioner Yamin. The motion was unanimously approved.

RESOLUTION 851 authorizes the Executive Director to submit a formal application to the State of Connecticut Department of Economic and Community Development (DECD) for an increase the current Contract Rents and Utility Allowance (1997) for the Mill Ridge/Fairfield Ridge housing program, to be effective September 1, 2010. . A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Zeh. The motion was unanimously approved

RESOLUTION 852 authorizes the Executive Director to execute a contract for auditing services to Maletta and Company for a term of (2) two years and in an amount not to exceed forty thousand dollars (\$40,000). A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Yamin. The motion was unanimously approved.

RESOLUTION 853 authorizes the Executive Director to execute a contract for legal services to Cramer & Anderson of Danbury Connecticut for a term of two (2) years and an amount not to exceed (\$50,000) fifty thousand dollars. A motion to adopt this resolution was made by Commissioner Zeh, following a second by Commissioner Teicholz. The motion was unanimously approved.

EXECUTIVE SESSION

A motion was made and unanimously carried for the HACD's Board of Commissioners to enter into Executive Session for the following:

1. Employment Contract Executive Director
2. Peterson Hearing

Upon motion, the Board meeting reconvened at 7:00 pm. Upon motion by Commissioner Yamin, the Board unanimously voted to precede with regards to the Peterson Hearing and the Executive Director's contract negotiations.

ADJOURNMENT

A motion to adjourn this meeting was made by Commissioner Yamin, following a second by Commissioner Watkins. The regular meeting for the Housing Authority of the City of Danbury ended at 7:03 pm.



DHA CORP

MINUTES OF THE MARCH 18, 2010 BOARD OF COMMISSIONERS

REGULAR MEETING

COMMISSIONERS PRESENT:

Domenico Chieffalo Raymond Yamin
Mary Teicholz Stanley Watkins
Jim Zeh

HACD STAFF

Jim Sabo

CALL TO ORDER

The Regular Meeting of the Board of Commissioners for the DHA CORP was called to order at 7:03 pm at the Crosby Manor 84 West Wooster Street, Danbury, Connecticut 06811 with a motion made by Commissioner Zeh, following a second by Commissioner Watkins.

APPROVAL OF MINUTES

A motion to approve the minutes of the February 18, 2010 Regular meeting was approved with a motion made by Commissioner Teicholz, following a second by Commissioner Yamin. The motion was unanimously approved.

RESOLUTIONS AND INFORMATIONAL ISSUES

RESOLUTION 77 authorizes the Executive Director to execute the renewal insurance agreement for Directors and Officers Liability coverage for the HACD Board of Commissioners presented by Housing Authority Insurance Group of Cheshire, Connecticut on behalf of The Philadelphia Insurance Companies and further authorizes the payment of the Directors and Officers Liability premium in the amount of \$2,676.00. . A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Zeh. The motion was unanimously approved

RESOLUTION 89 authorizes the Executive Director to amend and publish HACD's Admissions & Continued Occupancy Policy and its Section 8 Administrative Plan to incorporate its existing Human Resources' record retention policy. A motion to adopt this resolution was made by Commissioner Watkins following a second by Commissioner Yamin. The motion was unanimously approved.

RESOLUTION 79 authorizes the Executive Director to submit a formal application to the State of Connecticut DECD for an increase⁴ to the current Contract Rents and Utility Allowances for the Ives Manor housing program to be effective September 1, 2010. presented by Housing Au-

thority Insurance Group of Cheshire, Connecticut on behalf of The Philadelphia Insurance Companies and further authorizes the payment of the Directors and Officers Liability premium in the amount of \$2,500.00. A motion to adopt this resolution was made by Commissioner Zeh, following a second by Commissioner Watkins. The motion was unanimously approved

RESOLUTION 80 authorizes the Executive Director to execute a contract for auditing services to Maletta and Company for a term of (2) two years and in an amount not to exceed forty thousand dollars (\$40,000). . A motion to adopt this resolution was made by Commissioner Zeh, following a second by Commissioner Watkins. The motion was unanimously approved

RESOLUTION 81 authorizes the Executive Director to execute a contract for legal services to Cramer & Anderson of Danbury Connecticut for a term of two (2) years and an amount not to exceed (\$50,000) fifty thousand dollars. . A motion to adopt this resolution was made by Commissioner Yamin following a second by Commissioner Watkins. The motion was unanimously approved

Resolution 76 authorizes the Executive Director to establish a HACD policy and procedure a term of two (2) years and an amount not to exceed (\$50,000) fifty thousand dollars. . A motion to adopt this resolution was made by Commissioner Yamin following a second by Commissioner Watkins. The motion was unanimously approved

Resolution 76 authorizes the Executive Director to establish a HACD policy and procedure prohibiting Driving While Distracted and the use of cell phone while operating any HACD vehicle and/or operating a personal vehicle while on HACD business. . A motion to adopt this resolution was made by Commissioner Watkins following a second by Commissioner Teicholz. The motion was unanimously approved

Resolution 77 authorizes the Executive Director to submit the Department of Social Services Transitional Living Program Annual Demographics Report covering the reporting year of January 2009 through December 2009. A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Zeh. The motion was unanimously approved

ADJOURNMENT

A motion was made to adjourn the HACD Corp meeting by Commissioner Watkins following a second by Commissioner Teicholz. The meeting ended at 7:12 p.m.



HACD CORP

MINUTES OF THE MARCH 18, 2010 BOARD OF COMMISSIONERS

REGULAR MEETING

COMMISSIONERS PRESENT:

Domenico Chieffalo Raymond Yamin
Mary Teicholz Stanley Watkins
Jim Zeh

CALL TO ORDER

The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was called to order at 7:12 pm at the Crosby Manor 84 West Wooster Street Danbury, Connecticut 06811 with a motion made by Resident Commissioner Watkins following a second by Commissioner Zeh.

APPROVAL OF MINUTES

A motion to approve the minutes of the February 2010 regular meeting was approved with a motion made by Commissioner Teicholz, following a second by Commissioner Yamin. The motion was unanimously approved

RESOLUTIONS AND INFORMATIONAL ITEMS

RESOLUTION 78 authorizes the Executive Director to execute the renewal insurance agreement for Directors and Officers Liability coverage for the HACD Board of Commissioners presented by Housing Authority Insurance Group of Cheshire, Connecticut on behalf of The Philadelphia Insurance Companies and further authorizes the payment of the Directors and Officers Liability premium in the amount of \$2,500.00. A motion to adopt this resolution was made by Commissioner Zeh, following a second by Commissioner Watkins. The motion was unanimously approved

RESOLUTION 79 authorizes the Executive Director to amend and publish HACD's Admissions & Continued Occupancy Policy and its Section 8 Administrative Plan to incorporate its existing Human Resources' record retention policy. A motion to adopt this resolution was made by Commissioner Watkins following a second by Commissioner Yamin. The motion was unanimously approved

RESOLUTION 80 authorizes the Executive Director to execute a contract for auditing services to Maletta and Company for a term of (2) two years and in an amount not to exceed forty thousand dollars (\$40,000). . A motion to adopt this resolution was made by Commissioner Zeh, following a second by Commissioner Watkins. The motion was unanimously approved

RESOLUTION 81 authorizes the Executive Director to execute a contract for legal services to Cramer & Anderson of Danbury Connecticut for a term of two (2) years and an amount not to exceed (\$50,000) fifty thousand dollars. . A motion to adopt this resolution was made by Commissioner Yamin following a second by Commissioner Watkins. The motion was unanimously approved

ADJOURNMENT

A motion was made to adjourn the HACD Corp meeting by Commissioner Watkins following a second by Commissioner Teicholz. The meeting ended at 7:20 p.m.