MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
SEPTEMBER 20, 2012

COMMISSIONERS PRESENT:
Domenico Chieffalo
Raymond Yamin
Stan Watkins
Commissioner Zeh (Excused)
Kim Nolan, General Counsel
Michael Maletta, External Auditor

STAFF PRESENT:
Carolyn Sistrunk
Kathy Quallen
Michael Dapolite
Jackie Elam
Devin Luciano
Vinalda Green

ATTENDEES:
Rose Morrison
Ruth Hoggard
Floyd Banks
John Wildman

CALL TO ORDER - The Regular Meeting of the Board of Commissioners for the HACD was called to order at 5:31 PM at Glen Apartment Danbury, Connecticut 06810 upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the meeting was called to order.

PUBLIC COMMENTS
1. Does the HACD’s pet policy provide for lease enforcement in instances where residents fail to clean up behind their pets? The HACD Chairman responded yes.
APPROVAL OF AUGUST, 2012 REGULAR MEETING
Upon motion by Commissioner Yamin, seconded by Commissioner Watkins, the minutes of the August 19, 2012 Regular Meeting were approved.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council is focused upon the Memorandum of Understanding with the Housing Authority and related policies and procedures and their upcoming Annual Meeting.

AUTHORITY MANAGEMENT REPORT: the HACD’s Executive Director reviewed the Operational Recovery Agreement and Redevelopment Progress for August, 2012.

FINANCIAL OPERATING STATEMENT: The second quarter financial statement was unanimously accepted by the Board of Commissioners. The financial statement included check register for all invoices over $25,000 in accordance with the Recovery Agreement. HACD’s CFO also reviewed the PHAS financial and management projections for Second Quarter, 2012.

EXECUTIVE SESSION: Upon motion by Commissioner Yamin and seconded by Commissioners, the Board of Commissioners voted unanimously to revise the agenda and

1. Revise the Agenda to convene the Executive Session after the RESOLUTION 1019.

2. Revise the Agenda to reflect that RESOLUTION 1020 will be considered for Board of Commissioners action after the Executive Session.

RESOLUTIONS

A. RESOLUTION 1014 authorizes the Executive Director to enter into a contract with Winters Bros. to provide Refuse Services in the amount of seventy one thousand seven hundred eighty two dollars and fifty six cents ($71,782.56) for a term of one (1) year with the option to extend for four (4) additional one year terms. Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the resolution was tabled until October 18, 2012 (or such time as a quorum exists) BOC Regular Meeting. The BOC Chairman’s disclosed a potential of conflict of interest and recused himself in accordance HACD’s Procurement policy.

B. RESOLUTION 1015 authorizes the Executive Director to establish the Housing Choice Voucher Program’s Payment Standards for the Danbury geographical area between 103% and 110% FMR, and the Litchfield County area between 100% and 110% FMR according to the following schedule, effective October 1, 2012. Upon motion by Commissioner Yamin, seconded by Commissioner Watkins, the resolution was unanimously adopted.

C. RESOLUTION 1016 authorizes the Executive Director to submit the 2013-17 Annual and Five Year Plan to the Department of Housing and Urban Development. Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the resolution was unanimously adopted.
D. **RESOLUTION 1017** authorizes the Executive Director to amend the Newbury Renaissance Affordable Land Use Restrictions to conform to the CHFA Income limits. Upon a motion by Commissioner Watkins, seconded by Commissioner Yamin, the resolution was tabled until October 18, 2012 (or such time as a quorum exists) BOC Regular Meeting. HACD will seek additional data from Savings Bank of Danbury including a side-by-side comparison of HUD and CHFA Income Limits; the impact upon the affordable housing inventory in the City of Danbury; and the impact upon resale for existing owners as well as potential buyers. Savings Bank of Danbury will be invited to the October 18, 2012 Board Meeting.

E. **RESOLUTION 1018** authorizes the Executive Director to advertise the opening of its Glen Apartments efficiency units; Crosby Manor efficiency units and State Moderate Rental two-bedroom waiting lists effective October 16, 2012. Upon a motion by Commissioner Watkins, seconded by Commissioner Yamin, the resolution was unanimously adopted.

F. **RESOLUTION 1019** authorizes the Executive Director to amend and update the HACD Costs Allocation Plan. Upon a motion by Commissioner Yamin, seconded by Commissioner Watkins, the resolution was unanimously adopted.

**EXECUTIVE SESSION**: Upon a motion by Commissioner Yamin, seconded by Commissioner Watkins, the Board of Commissioners convened an Executive Session at (5:57pm) to discuss 2011 REAC Financials.

**ADJOURNMENT OF EXECUTIVE SESSION**: Upon a motion by Commissioner Watkins, seconded by Commissioner Yamin the Executive Session was adjourned at 7:26 pm.

**CALL TO ORDER** - The Regular Meeting of the Board of Commissioners for the HACD was called to order at 7:26 pm at Glen Apartment Danbury, Connecticut upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the meeting was called to order.

**RESOLUTIONS**

A. **RESOLUTION 1020** authorizes the Executive Director to submit the 2011 Annual Financial Statement to the Department of Housing and Urban Development was unanimously approved upon motion by Commissioner Yamin and seconded by Commissioner Watkins.

**CHAIRMAN’S REPORT – NONE**

**NEW BUSINESS – NONE**
ADJOURNMENT  The adjournment (7:29 PM) of the Regular Meeting of the Board of Commissioners for the HACD was unanimously approved upon a motion by Commissioner Yamin and seconded by Commissioner Watkins.
MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
SEPTEMBER 20, 2012

COMMISSIONERS PRESENT:
Domenico Chieffalo
Raymond Yamin
Stan Watkins
Commissioner Zeh (Excused)
Kim Nolan, General Counsel

STAFF PRESENT:
Carolyn Sistrunk
Kathy Quallen
Jackie Elam

CALL TO ORDER - The Regular Meeting of the Board of Commissioners for the DHA CORP was called to order at 7:29 PM at Glen Apartment Danbury, Connecticut 06810 upon motion by Commissioner Yamin, seconded by Commissioner Watkins, the meeting was called to order.

PUBLIC COMMENTS - NONE

APPROVAL OF AUGUST, 2012 REGULAR MEETING
Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the minutes of the August 19, 2012 Regular Meeting were approved.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: ADOPTED BY REFERENCE TO MS HOGGARD'S AGENCY WIDE REPORT

AUTHORITY MANAGEMENT REPORT: the HACD’s Executive Director reviewed the Operational Recovery Agreement and Redevelopment Progress for August, 2012.
FINANCIAL OPERATING STATEMENT: The second quarter financial statement was unanimously accepted by the Board of Commissioners. The financial statement included check register for all invoices over $25,000 in accordance with the Recovery Agreement. HACD’s CFO also reviewed the PHAS financial and management projections for Second Quarter, 2012.

RESOLUTION 162 authorizes the Executive Director to enter into a contract with Winters Bros. to provide Refuse Services in the amount of seventy one thousand seven hundred eighty two dollars and fifty six cents ($71,782.56) for a term of one (1) year with the option to extend for four (4) additional one year terms. Upon motion by Commissioner Watkins, seconded by Commissioner Yamin, the resolution was tabled until October 18, 2012 (or such time as a quorum exists) BOC Regular Meeting. The BOC Chairman’s disclosed a potential of conflict of interest and recused himself in accordance HACD’s Procurement policy.

CHAIRMAN’S REPORT – NONE

NEW BUSINESS - NONE

ADJOURNMENT The adjournment (7:35 PM) of the Regular Meeting of the Board of Commissioners for the DHA CORP was unanimously approved upon a motion by Commissioner Watkins and seconded by Commissioner Yamin.
October 11, 2012

BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 18, 2012
5:30 PM
TWO MILL RIDGE ROAD

The Regular Meeting of the Board of Commissioners for the HACD CORP will be held on October 18, 2012 at 5:30 p.m., 2 Mill Ridge Road - Danbury Connecticut, 06811. Please contact Carolyn Sistrunk at (203) 743-8822 with questions and/or comments.

AGENDA

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. APPROVAL OF SEPTEMBER 20, 2012 REGULAR MEETING MINUTES

IV. RESIDENT COUNCIL REPORT

V. AUTHORITY MANAGEMENT REPORT

VI. AUGUST, 2012 FINANCIALS

A. RESOLUTION 153 authorizes the Executive Director to enter into a contract with Winters Bros. to provide Refuse Services in the amount of seventy one thousand seven hundred eighty two dollars and fifty six cents ($71,782.56) for a term of one (1) year with the option to extend for four (4) additional one year terms. Previously Tabled
B. Resolution 157 authorizes the Executive Director to establish the Housing Choice Voucher Program's Payment Standards for the Danbury geographical area between 103% and 110% FMR, and the Litchfield County area between 100% and 110% FMR according to the following schedule, effective October 1, 2012.

X. CHAIRMAN'S REPORT

XI. NEW BUSINESS

XII. ADJOURNMENT