MINUTES OF BOARD OF COMMISSIONERS
REGULAR MEETING

JANUARY - 2013
HACD
DHA CORP
HACD CORP
MINUTES BOARD OF COMMISSIONERS
REGULAR MEETING
JANUARY 17, 2013

COMMISSIONERS PRESENT:

Raymond Yamin
Stan Watkins
Paul Estefan
James Zeh

STAFF PRESENT:
M. Carolyn Sistrunk
Michael Dapolite
Jackie Elam
Elizabeth Meurer
Devin Luciano

ATTENDEES:
Rose Morrison
Ruth Hoggard

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD CORP was called to order at 6:15:pm. at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811. Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the meeting was called to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES: The minutes of the November 15, 2012 Regular Meeting respectively were unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.
CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard further reported that the Resident Council held its First Monthly Meeting for 2013 on January 14th, and seeking to increase leadership positions at various sites.

AUTHORITY MANAGEMENT REPORT: the Executive Director reviewed the Recovery Agreement and Operational results for December, 2011. The Executive Director also presented findings regarding the costs of Board of Commissioners’ Meetings (estimated 1500/monthly) and costs estimates for the introduction of mobile device technology. The Executive Director received authorization to proceed with the procurement of the. Next meeting is the proposed date for the devices and policy updates

FINANCIAL OPERATING STATEMENT: The financial statement for the November, 2012 operating period was unanimously accepted by the Board of Commissioners.

I. RESOLUTIONS

RESOLUTION 160 authorizes the Executive Director to enter into a contract with Direct Energy to provide electricity at a rate of $0.07372 per kWh for a term of one (1) year with the option to extend for four (4) additional one year terms at a negotiated rate each year. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted.

RESOLUTION 161 authorizes the Executive Director to amend the one-bedroom Payment Standards by setting them at 110% Fair Market Rent, which is $1,125 for the Danbury areas and $913 for the Litchfield County areas, thus eliminating the need for HUD approval, effective February 1, 2013 Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 162 (REVISED) authorizes the Executive Director implement the 2013 Board of Commissioners’ Meeting Calendar as follows:

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RESOLUTION 167 authorizes the Executive Director to commence negotiations with the State of Connecticut regarding the redevelopment of Ives Manor. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted.

CHAIRMAN'S REPORT - NONE

NEW BUSINESS - NONE

ADJOURNMENT The Regular Meeting of the Board of Commissioners for the DHA CORP was adjourned order at 6:14 PM at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811 Upon motion by Commissioner Zeh and a second by Commissioner Estefan, the meeting was adjourned.
THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
JAMES ZEH, COMMISSIONER PAUL
ESTEFAN, COMMISSIONER

CAROLYN SISTRUNK, EXECUTIVE DIRECTOR

MINUTES BOARD OF COMMISSIONERS REGULAR MEETING

JANUARY 17, 2013

COMMISSIONERS PRESENT:

Raymond Yamin
Stan Watkins
Paul Estefan
James Zeh

STAFF PRESENT:

M. Carolyn Sistrunk
Michael Dapolite
Jackie Elam
Elizabeth Meurer
Devin Luciano

ATTENDEES:

Rose Morrison
Ruth Hoggard

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 5:45 pm at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811. Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the meeting was called to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES: The minutes of the November 15, 2012 Regular Meeting respectively were unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.
CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard further reported that the Resident Council held its First Monthly Meeting for 2013 on January 14th, anm seeking to increase leadership positions at various sites.

AUTHORITY MANAGEMENT REPORT: the HACD’s Executive Director reviewed the Recovery Agreement and Operational results for December, 2011. The Executive Director also presented findings regarding the costs of Board of Commissioners’ Meetings (estimated 1500/monthly) and costs estimates for the introduction of mobile device technology. The Executive Director received authorization to proceed with the procurement of the. Next meeting is the proposed date for the devices and policy updates.

FINANCIAL OPERATING STATEMENT: The financial statement for the November, 2012 operating period was unanimously accepted by the Board of Commissioners.

I. RESOLUTIONS

RESOLUTION 1027 authorizes the Executive Director to enter into a contract with Direct Energy to provide electricity at a rate of $0.07372 per kWh for a term of one (1) year with the option to extend for four (4) additional one year terms at a negotiated rate each year. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted.

RESOLUTION 1028 authorizes the Executive Director to execute a contract for real estate broker services with Daniel J. Mulvihill and for its Neighborhood Stabilization Program III. Upon motion by Commissioner Watkins and a second by Commissioner Estefan, the resolution was unanimously adopted.

RESOLUTION 1029 authorizes the Executive Director to submit an application to the Department of Housing & Urban Development to fund the Shelter Plus Care Program in the amount of one hundred forty-two thousand, nine hundred and twenty dollars ($142,920); the Grant period shall cover April 1, 2013 through March 31, 2014, and shall replace expiring Grant #CT0003C1E051104. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted.

RESOLUTION 1030 authorizes the Executive Director to submit an application to the Department of Housing & Urban Development to fund the Shelter Plus Care Program in the amount of two-hundred fourteen thousand, three-hundred eighty dollars ($214,380); the Grant period shall cover March 18, 2013 through March 17, 2014, and shall replace expiring Grant #CT0128C1E051103. Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.
RESOLUTION 1031 authorizes the Executive Director to amend the one-bedroom Payment Standards by setting them at 110% Fair Market Rent, which is $1,125 for the Danbury areas and $913 for the Litchfield County areas, thus eliminating the need for HUD approval, effective February 1, 2013 Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1032 authorizes the Executive Director to approve and implement the proposed amendments to the language of its Section 8 Administrative Plan, specifically adding language for Special Housing Types, effective immediately. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted.

RESOLUTION 1033 (REVISED) authorizes the Executive Director implement the 2013 Board of Commissioner's Meeting Calendar as follows:

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Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the resolution was unanimously adopted.

RESOLUTION 1034 authorizes the Executive Director to execute all documents necessary into contract with the State of Connecticut's Department of Social Services for its Transitional Living Program (98 Elm Street) in the amount of fifty five thousand, three hundred and sixty three dollars ($55,363) for the program year October 1, 2012 through June 1, 2013 Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1035 authorizes the Executive Director to advertise the closing of its State Moderate Rental 2 and 4 bedroom waiting lists, effective February 1, 2013 Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.
RESOLUTION 1036 authorizes the Executive Director to submit a proposed FY 2013 Federal Budget to the Department of Housing and Urban Development. Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1037 authorizes the Executive Director to amend the Personnel and part-time employee policy, effective May 1, 2013. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted. Request to address Board of Commissioners By Elizabeth Muerer was deferred to next public comments period.

RESOLUTION 1038 authorizes the Executive Director To Execute Documents Necessary To Execute HACDS Consent To The Transfer Of 18 New Street And The Assignment Of The ALURA And HAP Contract By Non-Profit Development Corp To MCCA. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted. Commissioner Watkins requested and received a recusal.

RESOLUTION 1039 authorizes the Executive Director to execute a contract for IT Services with Zyg Computer Consulting for a one (1) year term with a not to exceed amount of twenty nine thousand seventy dollars ($29,070.00) and the option to extend for four (4) additional one (1) year terms at not to exceed amount of twenty eight thousand three hundred and twenty dollars ($28,320.00). Upon motion by Commissioner Watkins and a second by Commissioner Estefan, the resolution was unanimously adopted.

RESOLUTION 10 4 0 authorizes the Executive Director to enter into a Funding Agreement Contract with the Connecticut Housing Finance Authority to use funds awarded in the amount of $24,957 at the Glen Apartments housing property, specifically for window replacement. Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1041 authorizes the Executive Director to submit to the Department of Housing and Urban Development a designated Senior Housing Plan for Crosby Manor, Putnam Towers, and Wooster Manor Upon motion by Commissioner Zeh and a second by Commissioner Estefan, the resolution was unanimously adopted.

RESOLUTION 1042 authorizes the Executive Director to enter into negotiations with the State of Connecticut Department of Economic Development (DECD) and the Connecticut Housing Finance Authority (CHFA) regarding the refinancing of the Glen Apartments mortgage for the purposes of the preservation of the property, subject to resident leadership Upon motion by Commissioner Estefan and a second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1043 authorizes the Executive Director to enter into negotiations with the State of Connecticut Department of Economic Development (DECD) and the Connecticut Housing Finance Authority (CHFA) regarding a long term revitalization strategy for its 290-unit State Moderate Rental Property, subject to resident leadership consultation Upon motion by Commissioner Zeh and a second by Commissioner Estefan, the resolution was unanimously adopted.
CHAIRMAN'S REPORT - NONE

NEW BUSINESS - NONE

ADJOURNMENT The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was adjourned order at 6:05PM at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811 Upon motion by Commissioner Zeh and a second by Commissioner Estefan, the meeting was adjourned.
MINUTES BOARD OF COMMISSIONERS
REGULAR MEETING
JANUARY 17, 2013

COMMISSIONERS PRESENT:
Raymond Yamin
Stan Watkins
Paul Estefan
James Zeh

STAFF PRESENT:
M. Carolyn Sistrunk
Devin Luciano
Michael Dapolite
Jackie Elam
Elizabeth Meurer

ATTENDEES:
Rose Morrison
Ruth Hoggard

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP was called to order at 6:05 pm at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811. Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the meeting was called to order.

PUBLIC COMMENTS: HACD Employee raised concerns and asked for reconsideration of personnel policy change for part-time employees approved in the earlier HACD BOC Meeting.

APPROVAL OF MINUTES: The minutes of the November 15, 2012 Regular Meeting respectively were unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.
CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard further reported that the Resident Council held its First Monthly Meeting for 2013 on January 14th, and seeking to increase leadership positions at various sites.

AUTHORITY MANAGEMENT REPORT: the Executive Director reviewed the Recovery Agreement and Operational results for December, 2011. The Executive Director also presented findings regarding the costs of Board of Commissioners’ Meetings (estimated 1500/monthly) and costs estimates for the introduction of mobile device technology. The Executive Director received authorization to proceed with the procurement of the. Next meeting is the proposed date for the devices and policy updates

FINANCIAL OPERATING STATEMENT: The financial statement for the November, 2012 operating period was unanimously accepted by the Board of Commissioners.

I. RESOLUTIONS

RESOLUTION 165 authorizes the Executive Director to enter into a contract with Direct Energy to provide electricity at a rate of $.07372 per kWh for a term of one (1) year with the option to extend for four (4) additional one year terms at a negotiated rate each year. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted.

RESOLUTION 166 (REVISED) authorizes the Executive Director implement the 2013 Board of Commissioners’ Meeting Calendar as follows:

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Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the resolution was unanimously adopted.
RESOLUTION 167 authorizes the Executive Director to commence negotiations with the State of Connecticut regarding the redevelopment of Ives Manor. Upon motion by Commissioner Estefan and a second by Commissioner Watkins, the resolution was unanimously adopted.

CHAIRMAN'S REPORT - NONE

NEW BUSINESS - NONE

ADJOURNMENT The Regular Meeting of the Board of Commissioners for the DHA CORP was adjourned order at 6:14 PM at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811 Upon motion by Commissioner Zeh and a second by Commissioner Estefan, the meeting was adjourned.