MINUTES OF BOARD OF COMMISSIONERS
REGULAR MEETING

APRIL - 2013
HACD
DHA CORP
HACD CORP
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 OF THE BOARD OF COMMISSIONERS

REGULAR MEETING
MARCH 21, 2013
WOOSTER MANOR

COMMISSIONERS PRESENT:

Dom Chieffalo
Raymond Yamin
Stan Watkins
Paul Estefan
Kim Nolan

STAFF PRESENT:
M. Carolyn Sistrunk
Michael Dapolite
Jackie Elam
Kathy Quallen

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 5:36 pm. at HACD Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811. Upon motion by Commissioner Watkins and a second by Commissioner Watkins, the meeting was called to order and convened to Executive Session to conduct a Grievance Hearing.
At 5:58 pm, the Board of Commissioners adjourned the Executive Session and reconvened the Regular Meeting of the Board of Commissioners. The grievant will be notified of the Board of Commissioners decision.

PUBLIC COMMENTS: Wooster Manor Resident (Ms. Ona Cummings) New maintenance man entered apartment and frightened resident. Ms. Mercedes will review. We were never formally introduced.

APPROVAL OF MINUTES: The minutes of the February 21, 2013 Regular Meeting respectively were unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Yamin.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council held its Election and the new Officers are Ruth Hoggard, President Rose Morrison Vice President Ann Valasquez, Secretary

AUTHORITY MANAGEMENT REPORT: the HACD's Executive Director reviewed the Recovery Agreement and Operational results for February January, 2013. HACD Asset managers reviewed HCV and Public Housing Results

FINANCIAL OPERATING STATEMENT: The financial statement for the December, 2012 and January 2013, operating period was unanimously accepted by the Board of Commissioners.

RESOLUTIONS

RESOLUTION 1054 authorizes the Executive Director to implement an a Parking Policy for all of its State and federal properties. were unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins. RESOLUTION 1055 authorizes the Executive Director to execute contract for Boiler Services, Repair and Replacement with Foley's Heating and Plumbing for a one year term with the option to extend for four (4) additional one year terms in an amount not-to exceed thirty five thousand dollars each contract year. The resolution was unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.

RESOLUTION 1056 authorizes the Executive Director to execute a contract option and extend the existing contract for three (3) month term for Capital Fund Consulting services with J. D'Amelia & Associates, LLC. effective March 26, 2013 and in an amount not the succeed ($25,000). The resolution was unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.
RESOLUTION 1057 authorizes the Executive Director to amend the Statement of Procurement Policy to be consistent with the State of Connecticut's small purchase threshold, pending legal review. The resolution was unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.

RESOLUTION 1058 authorizes the Executive Director to execute a contract with Johnson Controls, Inc., in an amount not-to-exceed $25,675.00 to undertake the HUD mandated energy Audit. In addition, the energy performance contract fee will be negotiated and approved by the Board of Commissioners. The resolution was unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.

II. CHAIRMAN'S REPORT

III. NEW BUSINESS

IV. ADJOURNMENT
MINUTES OF THE BOARD OF COMMISSIONERS

REGULAR MEETING
MARCH 21, 2013
WOOSTER MANOR

COMMISSIONERS PRESENT:

Dom Chi effal o
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Kim Nolan

STAFF PRESENT:
M. Carolyn Sistrunk
Michael Dapolite
Jackie Elam
Kathy Quallen

ATTENDEES:
Rose Morrison
Ruth Hoggard

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA HOUSING CORP was called to order at 5:36 pm. At the DHA HOUSING CORP'S Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811. Upon motion by
Commissioner Watkins and a second by Commissioner Watkins, the meeting was called to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES: The minutes of the March 2013 Regular Meeting respectively were unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Yamin.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council held its Election and the new Officers are
Ruth Hoggard, President
Rose Morrison Vice President
Ann Valasquez, Secretary

AUTHORITY MANAGEMENT REPORT: the HACD’s Executive Director reviewed the Recovery Agreement and Operational results for February January, 2013. HACD Asset managers reviewed HCV and Public Housing Results

FINANCIAL OPERATING STATEMENT: The financial statement for the December, 2012 and January 2013, operating period was unanimously accepted by the Board of Commissioners.

I. RESOLUTIONS

RESOLUTION 170 authorizes the Executive Director to execute all documents necessary to execute Addendum One to the Ives Manor Affirmative Marketing Agreement for a term of six years, effective January 1, 2013 to May 31 2016. The Agreement provides for Property Management services at the Ives Manor property and include Millenium Realty LLC as managing agent; the DHA CORP-Owner and the State of Connecticut- CHFA.
The resolution was unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.

CHAIRMAN’S REPORT - NONE

NEW BUSINESS - NONE
ADJOURNMENT- The DHA HOUSING CORP was adjourned at 6:20 pm upon motion by Commissioner Estefan and seconded by Commissioner Yamin
HACD CORP

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

CAROLYN SISTRUNK, EXECUTIVE DIRECTOR

MINUTES OF THE BOARD OF COMMISSIONERS

REGULAR MEETING
MARCH 21, 2013
WOOSTER MANOR

COMMISSIONERS PRESENT:

Dom Chieffalo
Raymond Yamin
Stan Watkins
Paul Estefan
Kim Nolan

STAFF PRESENT:
M. Carolyn Sistrunk
Michael Dapolite
Jackie Elam
Kathy Quallen

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 6:21 pm. At the HACD CORP'S Headquarters, 2 Mill Ridge Road, Danbury, Connecticut 06811. Upon motion by Commissioner Watkins and a second by Commissioner Estefan, the meeting was called to order
PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES: The minutes of the March 2013 Regular Meeting respectively were unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Yamin.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council held its Election and the new Officers are
Ruth Hoggard, President
Rose Morrison Vice President
Ann Valasquez, Secretary

AUTHORITY MANAGEMENT REPORT: the HACD's Executive Director reviewed the Recovery Agreement and Operational results for February January, 2013. HACD Asset managers reviewed HCV and Public Housing Results

FINANCIAL OPERATING STATEMENT: The financial statement for the December, 2012 and January 2013, operating period was unanimously accepted by the Board of Commissioners.

I. RESOLUTIONS

RESOLUTION 1054 authorizes the Executive Director to implement an a Parking Policy for all of its State and federal properties. The resolution was unanimously approved upon motion by Commissioner Estefan and seconded by Commissioner Watkins.

CHAIRMAN'S REPORT - NONE

NEW BUSINESS - NONE

ADJOURNMENT - The HACD CORP was adjourned at 6:21 pm upon motion by Commissioner Estefan and seconded by Commissioner Yamin