MINUTES OF BOARD OF COMMISSIONERS
REGULAR MEETING

SEPTEMBER - 2013
HACD
DHA CORP
HACD CORP
MINUTES OF THE BOARD OF COMMISSIONERS

REGULAR MEETING
SEPTEMBER 19, 2013 SPECIAL MEETING
TWO MILL RIDGE ROAD

COMMISSIONERS PRESENT:

Dom Chieffalo
Raymond Yamin
Stan Watkins
Jim Zeh
NOT PRESENT
Paul Estefan

STAFF PRESENT:
M. Carolyn Sistrunk
Michael Dapolite
Kathy Quallen
Kim Nolan — General Counsel

ATTENDEES:
Rose Morrison
Ruth Hoggard
Paul Deluca

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 5:52 p.m. at Glen Apartments Danbury, Connecticut 06810. Upon motion by Commissioner Watkins and a second by Commissioner Zeh, the meeting was called to order.
PUBLIC COMMENTS: NONE

APPROVAL OF AUGUST, 2013 REGULAR MEETING MINUTES
Upon motion by Commissioner Watkins, seconded by Commissioner Zeh, the meeting was called to order.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council is focused upon the selection of Representative for all HACD properties.

AUTHORITY MANAGEMENT REPORT: the HACD's Asset Manager and Executive Director reviewed the Operational Results for Public Housing and Housing Choice Voucher programs.

FINANCIAL OPERATING STATEMENT: The financial statement for the July, 2013 with was unanimously accepted by the Board of Commissioners. The financial statement included check register for all invoices over $25,000 and PHAS financial and management projections.

RESOLUTIONS

A. RESOLUTION 1089 authorizing the Housing Authority Of The City Of Danbury To Execute Financial Release Documents Necessary With The State Of Connecticut And The Department Of Economic Department As A Condition For The Acceptance Of Three Neighborhood Stabilization Units In Federal Public Housing Program Acceptance In Federal Public Housing Program. Upon motion by Commissioner Watkins and a second by Commissioner Zeh, the motion was unanimously adopted.

B. RESOLUTION 1090 authorizing the Housing Authority Of The City Of Danbury To Execute A Request To The City Of Danbury And Execute All Documents Necessary With The City Of Danbury For A Revised Cooperation Agreement As A Condition For Acceptance Of Three Neighborhood Stabilization Units In Federal Public Housing Program. Upon motion by Commissioner Watkins and a second by Commissioner Zeh, the motion was unanimously adopted.

C. RESOLUTION 1091 authorizing the Executive Director to enter into a contract with Eagle Elevator Company to provide elevator maintenance for a term of one (1) year in an amount not-to-exceed seventy eight hundred dollars ($7,800). Upon motion by Commissioner Watkins and a second by Commissioner Zeh, the motion was unanimously adopted.

D. RESOLUTION 1092 authorizing the Executive Director to execute a one year contract extension for Boiler Preventative Maintenance Services with Foley's Heating and Plumbing for a one (1) year term with the option to extend for four (3) additional one (1) year terms at a not to exceed amount of sixty two thousand six hundred ninety five dollars and fifty cents ($62,695.50) each contract year. Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the motion was unanimously adopted.

E. RESOLUTION 1093 authorizing the Executive Director to enter into a contract extension with Hat City Maintenance to provide cleaning services for a term of one (1) year in an amount not to exceed fifty four hundred dollars ($5,400). Upon motion by
Commissioner Zeh and a second by Commissioner Watkins, the motion was unanimously accepted.

F. **RESOLUTION 1094** authorizing the Executive Director to establish the Housing Choice Voucher Program's 2014 Payment Standards for the Danbury geographical area and the Litchfield County area between 108% and 110% FMR according to the following schedule, effective October 1, 2013. Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the motion was unanimously adopted.

**CHAIRMAN’S REPORT - NONE**

**ADJOURNMENT** - The HACD BOC was adjourned at 6:07 pm upon motion by Commissioner Watkins and seconded by Commissioner Zeh.
MINUTES OF THE BOARD OF COMMISSIONERS

REGULAR MEETING
SEPTEMBER 19, 2013 SPECIAL MEETING
TWO MILL RIDGE ROAD

COMMISSIONERS PRESENT:

Dom Chieffalo
Raymond Yamin
Stan Watkins
Jim Zeh

NOT PRESENT
Paul Estefan

STAFF PRESENT:
M. Carolyn Sistrunk
Michael Dapolite
Kathy Quallen
Kim Nolan — General Counsel

ATTENDEES:
Rose Morrison
Ruth Hoggard
Paul Deluca

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA Housing CORP was called to order at 6:08 pm p.m. at Glen Apartments Danbury, Connecticut 06810. Upon motion by Commissioner Watkins and a second by Commissioner Zeh, the meeting was called to order.
PUBLIC COMMENTS: NONE

APPROVAL OF AUGUST, 2013 REGULAR MEETING MINUTES
Upon motion by Commissioner Watkins, seconded by Commissioner Zeh, the meeting was called to order.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council is focused upon the selection of Representative for all HACD properties.

AUTHORITY MANAGEMENT REPORT: the HACD's Asset Manager and Executive Director reviewed the Operational Results for Public Housing and Housing Choice Voucher programs

FINANCIAL OPERATING STATEMENT: The financial statement for the July, 2013 with was unanimously accepted by the Board of Commissioners. The financial statement included check register for all invoices over $25,000 and PHAS financial and management projections.

RESOLUTIONS
CHAIRMAN'S REPORT - NONE

ADJOURNMENT- The DHA HOUSING CORP BOC was adjourned at 6:13 pm upon motion by Commissioner Watkins and seconded by Commissioner Zeh.
MINUTES OF THE BOARD OF COMMISSIONERS

REGULAR MEETING
SEPTEMBER 19, 2013 SPECIAL MEETING
TWO MILL RIDGE ROAD

COMMISSIONERS PRESENT:

Dom Chieffalo
Raymond Yamin
Stan Watkins
Jim Zeh
NOT PRESENT
Paul Estefan

STAFF PRESENT:
M. Carolyn Sistrunk
Michael Dapolite
Kathy Qualen
Kim Nolan — General Counsel

ATTENDEES:
Rose Morrison
Ruth Hoggard
Paul Deluca

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD HOUSING CORP was called to order at 6:12 p.m. at Glen Apartments Danbury, Connecticut 06810. Upon motion by Commissioner Watkins and a second by Commissioner Zeh, the meeting was called to order.

PUBLIC COMMENTS: NONE
APPROVAL OF AUGUST, 2013 REGULAR MEETING MINUTES
Upon motion by Commissioner Watkins, seconded by Commissioner Zeh, the meeting was called to order.

CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT: Ms. Hoggard reported that the Resident Council is focused upon the selection of Representative for all HACD properties.

AUTHORITY MANAGEMENT REPORT: the HACD's Asset Manager and Executive Director reviewed the Operational Results for Public Housing and Housing Choice Voucher programs.

FINANCIAL OPERATING STATEMENT: The financial statement for the July, 2013 was unanimously accepted by the Board of Commissioners. The financial statement included check register for all invoices over $25,000 and PHAS financial and management projections.

RESOLUTIONS

A. RESOLUTION 181 authorizing the Executive Director to establish the Housing Choice Voucher Program's 2014 Payment Standards for the Danbury geographical area and the Litchfield County area between 108% and 110% FMR according to the following schedule, effective October 1, 2013. Upon motion by Commissioner Zeh and a second by Commissioner Watkins, the motion was unanimously adopted.

CHAIRMAN'S REPORT - NONE

ADJOURNMENT- The HACD BOC was adjourned at 6:07 pm upon motion by Commissioner Watkins and seconded by Commissioner Zeh.