



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

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

M. CAROLYN SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONER

REGULAR MEETING

AUGUST 20, 2015

COMMISSIONERS PRESENT:

Domenico Chieffalo
Paul Estefan
Stan Watkins
James Zeh

STAFF PRESENT:

Mary C. Sistrunk
Jackie Elam
Kathy Quallen
Jennifer Delaney
Kim Nolan

ATTENDEES:

Peter Green

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was held on Thursday, August 20, 2015 at 5:30 pm, at Eden Drive 146 Eden Dr., Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and / or comments. Upon motion by Commissioner Estefan and second by Commissioner Watkins, The meeting was call to order

PUBLIC COMMENTS: None

APPROVAL OF MINUTES-AUGUST 2015 REGULAR MEETING: The minutes of August, 2015 Regular Meeting were unanimously approved. Upon motion by Commissioner Estefan and second by Commissioner Zeh.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER:

Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jackie Elam-Chief Operating Officer.

JUNE, 2015 FINANCIALS, PHAS INDICATOR REPORTS & CHECK REGISTER: Financials, PHAS Indicator and Check Register Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTION 1260 Housing Authority of the City of Danbury's Board of Commissioners authorize the Executive Director to submit to the Department Of Housing And Urban Development the HACD's Fiscal Year 2016 and Five Year 2016-2020 Agency Plan inclusive of all public hearing comments. Upon motion by Commissioner Estefan and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1261 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to execute a contract for plumbing services with Foley's Plumbing & Heating in an amount not-to-exceed thirty five thousand dollars (\$35,000.00) for one (1) year, with the option to extend for four (4) additional one (1) year terms. Upon motion by Commissioner Estefan and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1262 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to exercise the first contract extension with Aequitas Energy, Inc. at a rate of \$0.0865 kWh for an fifteen (15) month period commencing September 2015 with an option to negotiate a new fixed rate before or at the end of this term for each contract extension, total contract extension options remaining three (3). Upon motion by Commissioner Watkins and second by Commissioner Estefan the resolution was unanimously adopted.

RESOLUTION 1263 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to amend the language of its Section 8 Administrative Plan, specifically to remove language relating to the temporary compliance provision, which has expired through the Department of Housing and Urban Development, effective immediately. Upon motion by Commissioner Estefan and second by Commissioner Zeh the resolution was unanimously adopted.

RESOLUTION 1264 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to amend the language of its Admissions & Continued Occupancy Policy, specifically to remove language relating to the temporary compliance provision which has expired through the Department of Housing and Urban Development, effective immediately. Upon motion by Commissioner Estefan and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1265 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to submit the Annual Demographics Report of its Transitional Living Program to the Department of Social Services for the reporting year of July 1, 2014 through June 30, 2015. Upon motion by Commissioner Estefan and second by Commissioner Zeh the resolution was unanimously adopted.

RESOLUTION 1266 the Housing Authority of the City of Danbury Board of Commissioners authorize the Executive Director to execute any and all documents required to complete the Housing Tax Credit Contribution Program (HTCC) with CHFA. Upon motion by Commissioner Estefan and second by Commissioner Zeh the resolution was unanimously adopted.

RESOLUTION 1267 the Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to: 1) execute all documents necessary to grant an easement to Eversource in connection with the Agreement; and 2) engage HACD Corporate Counsel to prepare all necessary documents and perform all necessary legal services required in connection with the Easement on behalf of HACD. Upon motion by Commissioner Estefan and second by Commissioner Zeh the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD BOC Meeting was adjourned by 6:00pm upon motion by Commissioner Estefan, seconded by Commissioner Zeh.



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MINUTES

BOARD OF COMMISSIONER

REGULAR MEETING

AUGUST 20, 2015

CALL TO ORDER: the Regular Meeting of the Board of Commissioners for the DHA CORP was held on Thursday, August 20, 2015 at 5:30 pm, at Eden Drive 146 Eden Dr., Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and/or comments. Upon motion by Commissioner Estefan and second by Commissioner Watkins, The meeting was call to order

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-AUGUST 2015 REGULAR MEETING: The minutes of August, 2015 Regular Meeting were unanimously approved. Upon motion by Commissioner Estefan and second by Commissioner Zeh.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER:
Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jackie Elam-Chief Operating Officer.

JUNE, 2015 FINANCIALS: Financials Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTION: NONE

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The DHA CORP BOC Meeting was adjourned by 6:05pm upon motion by Commissioner Estefan, seconded by Commissioner Zeh.



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AUGUST 20, 2015

CALL TO ORDER: the Regular Meeting of the Board of Commissioners for the HACD CORP was held on Thursday, August 20, 2015 at 5:30 pm, at Eden Drive 146 Eden Dr., Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and/or comments. Upon motion by Commissioner Estefan and second by Commissioner Watkins, The meeting was call to order

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-AUGUST 2015 REGULAR MEETING: The minutes of August, 2015 Regular Meeting were unanimously approved. Upon motion by Commissioner Estefan and second by Commissioner Zeh.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER: Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jackie Elam-Chief Operating Officer.

JUNE, 2015 FINANCIALS: Financials Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTION 231 the HACD CORP Board of Commissioners authorizes the Executive Director to execute a contract for plumbing services with Foley's Plumbing & Heating in an amount not-to-exceed thirty five thousand dollars (\$35,000.00) for one (1) year, with the option to extend for four (4) additional one (1) year terms. Upon motion by Commissioner Estefan and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 232 HACD CORP's Board of Commissioners authorizes the Executive Director to exercise the first contract extension with Aequitas Energy, Inc. at a rate of \$0.0865 kWh for an fifteen (15) month period commencing September 2015 with an option to negotiate a new fixed rate before or at the end of this term for each contract extension, there are three (3) contract extension options remaining. Upon motion by Commissioner Estefan and second by Commissioner Watkins the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD CORP BOC Meeting was adjourned by 6:20pm upon motion by Commissioner Estefan, seconded by Commissioner Zeh.