



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MARY C. SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

SPECIAL MEETING

AUGUST 27, 2019

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Paul Estefan
Rose Morrison

STAFF PRESENT:

Dionne Carr
Devin Marra
Jessie Castro
Kim Nolan

CALL TO ORDER: The Special Meeting of the Board of Commissioners for the HACD was held on August 27, 2019 at 5:00 pm, at 2 Mill Ridge Road Danbury, CT. Please contact Executive Director at (203) 743-8822 with any questions and / or comments. Upon motion by Commissioner Estefan and second by Commissioner Yamin the special meeting was call to order.

PUBLIC COMMENTS: NONE

EXECUTIVE SESSION: BOC discuss the newly hired executive director contract. Upon motion by Commissioner Estefan and second by Commissioner Yamin the executive session was open @ 5:18pm and closed at 5:35pm

RESOLUTION 1537: the Board of Commissioners for the Housing Authority City of Danbury authorizes the Chairman and Vice Chairman to execute a contract and begin the hiring and on boarding process for the position of Executive Director for the Housing Authority City of Danbury. Upon motion by Commissioner Estefan, Commissioner Yamin and second verbally by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD Special Meeting was adjourned by 5:40 pm upon motion by Commissioner Estefan, & Commissioner Yamin and verbally seconded by Commissioner Morrison.



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MARY C. SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

JULY 18, 2019

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Paul Estefan
Stan Watkins

STAFF PRESENT:

Mary C. Sistrunk
Jackie Elam
Jennifer DaSilva
Devin Marra
Jessie Castro
Michael Dapolite
Dionne Carr
Kim Nolan
Estela Francis

ATTENDEES:

Joe Carmen-Bedford Lending Corp.
Nate Bondar-Bedford Lending Corp.

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on July 18, 2019 at 5:30 pm, at Laurel Garden 385 Main Street Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and / or comments. Upon motion by Commissioner Estefan and second by Chairman Dom Chieffalo the meeting was call to order.

OPEN SESSION: Joe Carmen & Nate Bondar from Bedford Lending Corp.-Presented an overview of the HUD's New RAD Program

PUBLIC COMMENTS: None

APPROVAL OF MINUTES-JULY 2019 REGULAR MEETING: The minutes of July 18, 2019 Regular Meeting was unanimously approved upon motion by Commissioner Estefan and second by Chairman Dom Chieffalo.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers, HCV Housing reviewed by Jennifer DaSilva Sec 8 Manager & Jackie Elam Chief Operating Officer.

MAY, 2019 FINANCIAL REPORTS: All Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION 1528 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to close the Moderate Rental 4 bedroom wait list on Monday, August 12, 2019 at 5:00 PM, after public notification. Upon motion by Commissioner Watkins and second by Commissioner Estefan the resolution was unanimously adopted.

RESOLUTION 1529 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to update the ACOP including the Grievance Policy, to change the Informal review written response of the final decision, from a notification timeframe of fifteen (15) business days, to five (5) businesses days for Multi-Family and State Housing programs as described above. Upon motion by Commissioner Watkins, and second by Commissioner Yamin the resolution was unanimously adopted.

RESOLUTION 1530 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to update the ACOP, to add language requiring all adult (18+) household members to execute the Lease, and add language requiring minors in the household turning 18 to execute the Lease by the next Annual Recertification. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1531 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 2020 and Five Year 2020-2024 Agency Plan Inclusive of all public hearing comments. Upon motion by Commissioner Watkins, and second by Commissioner Yamin the resolution was unanimously adopted.

RESOLUTION 1532 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to exercise the fourth (4th) and final option to extend the 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 one (1) additional year term. Upon motion by Commissioner Watkins, and second by Commissioner Estefan the resolution was unanimously adopted.

RESOLUTION 1533 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director or the Chief Financial Officer as designee to submit the unaudited quarterly financial statements for the quarter ended June 30, 2019 to CHFA. Upon motion by Commissioner Yamin and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1534 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to execute a contract for laundry equipment services with Automatic Laundry for a five (5) year contract term. Upon motion by Commissioner Watkins and second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1535 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to remove the Treasure from all signature cards for all banking accounts under the ownership and control of the Housing Authority, assigning personnel with the consent and advice of the Board of Commissioners. Upon motion by Commissioner Yamin, Commissioner Estefan and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1536 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Chairman and Vice Chairman to remove the Executive Director effective August 29, 2019 from all signature cards for all Banking, State & Federal online accounts, Vendor accounts under the ownership and control of the Housing Authority, assigning personnel with the consent and advice of the Board of Commissioners. Upon motion by Commissioner Watkins, Commissioner Estefan and second by Commissioner Yamin the resolution was unanimously adopted.

CHAIRMAN'S REPORT: Thanked Commissioner Stanley Watkins for serving on the board , all is help and wished him the best!

NEW BUSINESS: August 14th Annual Senior Picnic @ Hatter Park and August 22nd Employee Appreciation Day @ Tarrywile Park & Mansion.

ADJOURNMENT: The HACD Meeting was adjourned by 6:35 pm upon motion by Commissioner Watkins, seconded by Commissioner Estefan.



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MARY C. SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

SPECIAL MEETING

AUGUST 27, 2019

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Paul Estefan
Rose Morrison

STAFF PRESENT:

Dionne Carr
Devin Marra
Jessie Castro
Kim Nolan

CALL TO ORDER: The Special Meeting of the Board of Commissioners for the DHA CORP was held on August 27, 2019 at 5:00 pm, at 2 Mill Ridge Road Danbury, CT. Please contact Executive Director at (203) 743-8822 with any questions and / or comments. Upon motion by Commissioner Yamin and second by Commissioner Estefan the special meeting was call to order.

PUBLIC COMMENTS: NONE

RESOLUTION 231: the Board of Commissioners for the DHA CORP authorizes the Chairman and Vice Chairman to execute a contract and begin the hiring and on boarding process for the position of Executive Director for the Housing Authority City of Danbury. Upon motion by Commissioner Yamin, Commissioner Estefan and second verbally by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The DHA CORP Special Meeting was adjourned by 5:45 pm upon motion by Commissioner Yamin, & Commissioner Estefan and verbally seconded by Commissioner Morrison.



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MARY C. SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

JULY 18, 2019

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Paul Estefan
Stan Watkins

STAFF PRESENT:

Mary C. Sistrunk
Jackie Elam
Jennifer DaSilva
Devin Marra
Jessie Castro
Michael Dapolite
Dionne Carr
Kim Nolan
Estela Francis

ATTENDEES:

Joe Carmen-Bedford Lending Corp.
Nate Bondar-Bedford Lending Corp.

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA was held on July 18, 2019 at 5:30 pm, at Laurel Garden 385 Main Street Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and / or comments. Upon motion by Commissioner Yamin and second by Commissioner Watkins the meeting was call to order.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES-JULY 2019 REGULAR MEETING: The minutes of July 18, 2019 Regular Meeting was unanimously approved upon motion by Commissioner Watkins and second by Commissioner Yamin.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers, HCV Housing reviewed by Jennifer DaSilva Sec 8 Manager & Jackie Elam Chief Operating Officer.

MAY, 2019 FINANCIAL REPORTS: All Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION: None

CHAIRMAN'S REPORT: None

NEW BUSINESS: August 14th Annual Senior Picnic @ Hatter Park and August 22nd Employee Appreciation Day @ Tarrywile Park & Mansion.

ADJOURNMENT: The DHA CORP Meeting was adjourned by 6:38 pm upon motion by Commissioner Watkins, seconded by Commissioner Yamin.



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MARY C. SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

SPECIAL MEETING

AUGUST 27, 2019

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Paul Estefan
Rose Morrison

STAFF PRESENT:

Dionne Carr
Devin Marra
Jessie Castro
Kim Nolan

CALL TO ORDER: The Special Meeting of the Board of Commissioners for the HACD CORP was held on August 27, 2019 at 5:00 pm, at 2 Mill Ridge Road Danbury, CT. Please contact Executive Director at (203) 743-8822 with any questions and / or comments. Upon motion by Commissioner Yamin and second by Commissioner Chieffalo the special meeting was call to order.

PUBLIC COMMENTS: NONE

RESOLUTION 312: the Board of Commissioners for the HACD CORP authorizes the Chairman and Vice Chairman to execute a contract and begin the hiring and on boarding process for the position of Executive Director for the Housing Authority City of Danbury. Upon motion by Commissioner Yamin, Commissioner Estefan and second verbally by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD CORP Special Meeting was adjourned by 5:50 pm upon motion by Commissioner Yamin and seconded by Commissioner Estefan.



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MARY C. SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

JULY 18, 2019

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Paul Estefan
Stan Watkins

STAFF PRESENT:

Mary C. Sistrunk
Jackie Elam
Jennifer DaSilva
Devin Marra
Jessie Castro
Michael Dapolite
Dionne Carr
Kim Nolan
Estela Francis

ATTENDEES:

Joe Carmen-Bedford Lending Corp.
Nate Bondar-Bedford Lending Corp.

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD CORP was held on July 18, 2019 at 5:30 pm, at Laurel Garden 385 Main Street Danbury, CT. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and / or comments. Upon motion by Commissioner Watkins and second by Commissioner Yamin the meeting was call to order.

PUBLIC COMMENTS: None

APPROVAL OF MINUTES-JULY 2019 REGULAR MEETING: The minutes of July 18, 2019 Regular Meeting was unanimously approved upon motion by Commissioner Yamin and second by Commissioner Watkins.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM:

Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers, HCV Housing reviewed by Jennifer DaSilva Sec 8 Manager & Jackie Elam Chief Operating Officer.

MAY, 2019 FINANCIAL REPORTS: All Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION 310 the HACD CORP Board of Commissioners authorizes the Executive Director to exercise the fourth (4th) and final year option to extend the contract for Plumbing Services with Foley's Plumbing & Heating in an amount not-to-exceed five hundred dollars (\$500.00) for one (1) year, with the option to extend for one (1) additional year term. Upon motion by Commissioner Watkins and second by Commissioner Yamin the resolution was unanimously adopted.

RESOLUTION 311 the HACD Corp's Board of Commissioners authorizes the Executive Director to execute a contract for laundry equipment services with Automatic Laundry for a five (5) year contract term. Upon motion by Commissioner Watkins and second by Commissioner Yamin the resolution was unanimously adopted.

CHAIRMAN'S REPORT: None

NEW BUSINESS: August 14th Annual Senior Picnic @ Hatter Park and August 22nd Employee Appreciation Day @ Tarrywile Park & Mansion.

ADJOURNMENT: The HACD CORP Meeting was adjourned by 6:43 pm upon motion by Commissioner Watkins, seconded by Commissioner Yamin.