



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

AUGUST 16, 2018

COMMISSIONERS PRESENT:

Domenico Chieffalo
Ray Yamin
Stan Watkins

STAFF PRESENT:

Jackie Elam
Jeffrey Pagelson
Jennifer DaSilva
Jessie Castro
Kim Nolan
Dionne Carr

ATTENDEES:

Dwayne Locke

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on July 26, 2018 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 Yamin and verbally second by Commissioner Watkins, the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-AUGUST 2018 REGULAR MEETING: The minutes of Aug. 2018 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 Sec8 Manager & Jackie Elam Chief Operating Officer

JUNE, 2018 FINANCIAL, PHAS INDICATOR CHECK REGISTER REPORTS: All Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION 1444 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes ratification of the 2016 Agreement with Tradition Energy, and authorizes the Executive Director to enter into a new contract with Tradition Energy to provide certain energy procurement advisory services at an embedded rate of \$0.00300 per kWh, for a period up to and including April 30, 2022. Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1445 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to enter into contracts with Agera Energy LLC and Constellation New Energy, Inc. for the purchase, sale and delivery of electricity, for periods of up to 36 months, provided he contracted rates are lower or, are not substantially higher than the July 2018 rates. Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1446 the Housing Authority of the City of Danbury's Board of Commissioners authorize The Executive Director to accept applications for its Housing Choice Voucher Program waiting list via online and paper mail-in application, effective Monday, September 10, 2018 through Thursday, September 13, 2018 at 5 PM. **BE IT FURTHER RESOLVED**, that 300 applicants shall be chosen using an electronic random lottery method, provided by the Housing Authority's existing software vendor Management Computer Services, on Thursday, November 1, 2018. Upon motion by Commissioner Yamin and verbally second by Commissioner \ Watkins the resolution was unanimously adopted.

RESOLUTION 1447 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to incorporate the necessary changes to the Section 8 Administrative Plan Chapter 23, Section F, effective immediately. Chapter 23 Section F. PROJECT SELECTION PROCEDURES Per HOTMA HACD may amend Its PBV HAP contract to add units without competitive selection during the term of an initial HAP contract or during the term of any extension of that contract. If the HACD intends to add PBV units in this manner, proper rational must be provided. Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted.

RESOLUTION 1448 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to execute a Housing Assistance Payment (HAP) Amendment effective September 1, 2018, increasing the rental amount and utility allowance Contract CT26-H045-017 known as Fairfield Ridge/Mill Ridge (a.k.a. 30 units). Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted.

Unit Size	Current Contract Rent	DOH Approved Contract Rent	Difference
2 bedroom	909.00	937.00	\$28.00
3 bedroom	1032.00	1065.00	\$33.00

Unit Size	Current Utility Allowance	DOH Approved Utility Allowance	Difference
2 bedroom	150.00	236.00	\$86.00
3 bedroom	180.00	308.00	\$128.00

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: IT Committee met and decided on level 1&2 and the new IT contract is with NetCentrix for IT Manage Services, will bring back to the BOC for level 3&4

ADJOURNMENT: The HACD Meeting was adjourned by 6:623 pm upon motion by Commissioner Yamin, Seconded by Commissioner Watkins.



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ATTENDEES:

Dwayne Locke

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP was held on July 26, 2018 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 Yamin and verbally second by Commissioner Watkins, the meeting was call to order.

PUBLIC COMMENTS: NONE

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RESIDENT COUNCIL REPORT: Resident Council reports-Water damage at Ives Manor coming into office, Millennium will look into. Resident Council submitted proposed budget to Finance.

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JUNE, 2018 FINANCIAL REPORTS: All Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION 219 DHA CORP's Board of Commissioners authorizes the Executive Director to enter into a contract with Tradition Energy to provide certain energy procurement advisory services at an embedded rate of \$0.00300 per kWh, for a period up to and including April 30, 2022. Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted

RESOLUTION 220 the DHA Corp. Board of Commissioners authorizes the Executive Director to enter into contracts with Agera Energy LLC and Constellation New Energy, Inc. for the purchase, sale and delivery of electricity for periods of up to 36 months at the July 2018 rates, provided that the contracted rates are lower or are not substantially higher. Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: None

ADJOURNMENT: The DHA CORP Meeting was adjourned by 6:28 pm upon motion by Commissioner Yamin, Seconded by Commissioner Watkins.



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PUBLIC COMMENTS: NONE

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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 Sec8 Manager & Jackie Elam Chief Operating Officer

JUNE, 2018 FINANCIAL REPORTS: All Reports reviewed by Jeffrey Pagelson Chief Financial Officer

RESOLUTION 282 HACD CORP's Board of Commissioners authorizes the Executive Director to enter into a contract with Tradition Energy to provide certain energy procurement advisory services at an embedded rate of \$0.00300 per kWh, for a period up to and including April 30, 2022. Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted

RESOLUTION 283 the HACD Corp. Board of Commissioners authorizes the Executive Director to enter into contracts with Agera Energy LLC and Constellation New Energy, Inc. for the purchase, sale and delivery of electricity for periods of up to 36 months at the July 2018 rates, provided that the contracted rates are lower or are not substantially higher. Upon motion by Commissioner Yamin and verbally second by Commissioner Watkins the resolution was unanimously adopted

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: None

ADJOURNMENT: The HACD CORP Meeting was adjourned by 6:33 pm upon motion by Commissioner Yamin, Seconded by Commissioner Watkins.