



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

BOARD OF COMMISSIONERS

REGULAR MEETING

FEBRUARY 20, 2014

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Stan Watkins
James Zeh
Paul Estefan

STAFF PRESENT:

Carolyn Sistrunk
Kathy Quallen
Jackie Elam
Michael Dapolite
Kevin Barry
Benjamin Gold
Kim Nolan-General Counsel

ATTENDEES:

Rose Morrison
Peter Green
Frank Stellato
Bruce Whitaker-Millennium Real Estate Services LLC

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury on February 20, 2014 at 5:30pm, at the administrative offices at Two Mill Ridge Road, Danbury, CT 06811. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and/or comments. Upon motion by Commissioner Watkins and second by Commissioner Zeh, The meeting was call to order

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-FEB., 2014 REGULAR MEETING: The minutes of February, 2014 Regular Meeting were approved. Upon motion by Commissioner Watkins and second by Commissioner Zeh, The meeting was call to order.

RESIDENT COUNCIL REPORT: Waiting to have their election to elect an officer, things are going along fairly well.

AUTHORITY MANAGEMENT REPORTS: Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jackie Elam-Chief Operating Officer

FINANCIALS: Financials, PHAS Indicator and Check Register Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTION 1139 that the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to submit the 2013 Section 8 Management Assessment Program Certification to the U.S. Department of Housing and Urban Development with 125 out of a possible 135 points, with an anticipated designation of High Performer once reviewed by HUD. Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1140 the Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to execute a Memorandum of Understanding with the Connecticut Coalition to End Homelessness, for the three State Fiscal Year period of 7/1/13-6/30/16, for purpose of reporting into the Connecticut Homeless Management Information System. Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1141 the Housing Authority of the City of Danbury authorizes the Executive Director to submit the required documents to Navigate Affordable Housing Partners requesting an increase to the Contract Rents based on the 2014 Operating Cost Adjustment Factor of 1.6%, effective July 1, 2014. Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1142 the Housing Authority of the City of Danbury authorizes the Executive Director to advertise the closing of its Glen Apartments and Crosby Manor waiting lists, and cease taking applications effective March 31, 2014 at 4:30 PM. Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1143 authorizes the Chairman and Executive Director to execute any and all documents required to complete the grant/loan closing with DOH and CHFA and, furthermore authorizes the Executive Director to engage HACD Corporate Counsel to represent HACD in the grant/loan closing effective the date of this resolution. Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1144 authorizes the Executive Director to execute a contract with Silent Watchman Security Services for a period from March 1, 2014 to April 30, 2015 with the option to renew for four (4) additional one (1) year terms at the convenience of HACD and the consent of Contractor. Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1145 authorizes the Executive Director to execute a contract with BDO USA, LLP for a period from March 1, 2014 to February 28, 2015 with the option to renew for four (4) one (1) year options at the convenience of HACD and the consent of Contractor in the amount of one hundred and eight thousand and seven hundred and sixty dollars (\$108,760.00). Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 1146 HACD hereby authorizes the Executive Director to submit the annual unaudited FASS report for the year end 12/31/13. Upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

AJOURNMENT: The HACD BOC Meeting was adjourned by 6:03pm upon motion by Commissioner Watkins, seconded by Commissioner Zeh



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
STANLEY WATKINS, TREASURER
TAMES ZEN, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

CAROLYN SISTRUNK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONER

REGULAR MEETING

FEBRUARY 20, 2014

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Stan Watkins
James Zeh
Paul Estefan

STAFF PRESENT:

Carolyn Sistrunk
Kathy Quallen
Jackie Elam
Michael Dapolite
Kevin Barry
Benjamin Gold
Kim Nolan-General Counsel

ATTENDEES:

Rose Morrison
Peter Green
Frank Stellato
Bruce Whitaker-Millennium Real Estate Services LLC

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP on February 20, 2014 at 5:30pm, at the administrative offices at Two Mill Ridge Road, Danbury, CT 06811. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and/or comments. Upon motion by Commissioner Watkins and second by Commissioner Zeh, The meeting was call to order

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-FEB., 2014 REGULAR MEETING: The minutes of February, 2014 Regular Meeting were approved. Upon motion by Commissioner Watkins and second by Commissioner Zeh, The meeting was call to order.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS: Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jackie Elam-Chief Operating Officer

FINANCIALS: Financials, PHAS Indicator and Check Register Reports reviewed by Kathleen Quallen Chief Financial Officer

RESOLUTIONS

RESOLUTION 178 authorizes the Executive Director to execute a contract with Silent Watchman Security Services for a period from March 1, 2014 to April 30, 2015 with the option to renew for four (4) additional one (1) year terms at the convenience of DHA CORP and the consent of Contractor; upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

CHAIRMAN'S REPORT- NONE

NEW BUSINESS- NONE

AJOURNMENT- the DHA CORP BOC Meeting was adjourned by 6:12pm upon motion by Commissioner Watkins, seconded by Commissioner Zeh



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

BOARD OF COMMISSIONER

REGULAR MEETING

FEBRUARY 20, 2014

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Stan Watkins
James Zeh
Paul Estefan

STAFF PRESENT:

Carolyn Sistrunk
Kathy Quallen
Jackie Elam
Michael Dapolite
Kevin Barry
Benjamin Gold
Kim Nolan-General Counsel

ATTENDEES:

Rose Morrison
Peter Green
Frank Stellato
Bruce Whitaker-Millennium Real Estate Services LLC

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD CORP on February 20, 2014 at 5:30pm, at the administrative offices at Two Mill Ridge Road, Danbury, CT 06811. Please contact Carolyn Sistrunk at (203) 743-8822 with any questions and/or comments. Upon motion by Commissioner Watkins and second by Commissioner Zeh, The meeting was call to order

PUBLIC COMMENTS: Peter Green of Elm Street, Danbury, CT required the status of SRO

APPROVAL OF MINUTES-FEB., 2014 REGULAR MEETING: The minutes of February, 2014 Regular Meeting were approved. Upon motion by Commissioner Watkins and second by Commissioner Zeh, The meeting was call to order.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS: Public Housing reviewed by Michael Dapolite-Asset Manager, HCV Housing reviewed by Jackie Elam-Chief Operating Officer

FINANCIALS: Financials, PHAS Indicator and Check Register Reports reviewed by Kathleen Quallen
Chief Financial Officer

RESOLUTIONS:

RESOLUTION 190 authorizes the Executive Director to execute a contract with Silent Watchman Security Services for a period from March 1, 2014 to April 30, 2015 with the option to renew for four (4) additional one (1) year terms at the convenience of HACD CORP and the consent of Contractor; upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

RESOLUTION 191 authorizes the Executive Director to execute a contract with BDO USA, LLP for a period from March 1, 2014 to February 28, 2015 with the option to renew for four (4) one (1) year options at the convenience of HACD and the consent of Contractor in the amount of one hundred and eight thousand and seven hundred and sixty dollars (\$108,760.00).

upon motion by Commissioner Watkins and second by Commissioner Zeh, the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

AJOURNMENT: The HACD CORP BOC Meeting was adjourned by 6:20pm upon motion by Commissioner Watkins, seconded by Commissioner Zeh