

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

SPECIAL MEETING

WEDNESDAY JANUARY 7, 2015

4:00 PM

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TOWN OF BETHEL
TOWN CLERK

Chairman Beeble called the meeting to order at 4:08 PM

**Roll Call: Commissioner Slifkin, Commissioner Walsh,
Commissioner Dalcher, Commissioner Beeble, Commissioner McCollam**

Present: Collin Vice, Mary Beth McNerney of Real Estate Solutions, Mark Nolan of Nolan Enterprises, Earl Reeves, Sandra Nichols, David Carlson, Pat Belmont, Karen Springer Len Newby, Maryellen Vollemans, Christine, Sleight, Sharon Zilinek.

Citizens Input Christine Sleight reported that the residents are still awaiting the go ahead to get started on the Resident Participation agreement that needs to be presented to the state. There is a concern about the laundry company as the dryers are constantly out of order. The residents will be starting an exercise class in the community room at building 25. David Carlson asked would they be required to relocate when windows and doors were installed and was advised that it would be done in a day so no one will need to relocate. Sharon Zilinek spoke about caregivers not doing the job and was advised that the Authority has no involvement with that issue.

Phineas Park -Mark advised that we will now receive an annual allocation of rental assistance and that any shortages will need to come from the reserves. Under this process we need to make sure that any family receiving assistance is in true need. Mark has requested a copy of our Officers and Director's liability Insurance Certificate for RDA. Collin is to get it. They are presently interviewing for (1) two bedroom unit. So far 10 applicants have been screened and three seem viable.

Mary Beth McNerney from Real Estate Solutions gave an update of the redevelopment process as follows:

Meeting held with CHFA and DOH to discuss the project

Queensberry Arcari Architects were retained to review the state CAN and assess Project # 166. Their finding showed that the State did not include ADA items and therefore their cost estimate was higher than what the state had.

It was discussed that perhaps the two projects could be combined and a meeting will be scheduled with HUD to explore this further. Feedback from the meeting is that there is strong encouragement for the Authority to use Tax Exempt Bonds and Tax credits.

Motion to approve the Minutes of December 3, 2014 was made by Commissioner Dalcher and seconded by Commissioner McCollam. Motion carried.

Executive Director's Report- Wanted it noted that the Fire Marshall responded that he had no conversation with the ED about the Knock Box and then proceeded to discuss the occupancy report and wait list. Chairman Beeble asks that Commissioner Slifkin review the applications before persons are contacted for interviews. The ED stated that there are privacy issues that we must be concerned with and proper training should be completed which further delays the process. Commission Slifkin stated that she was in town and Commissioner Beeble stated that it is just another set of eyes looking. Other items under consideration are later on the agenda.

Motion by Commission Dalcher and seconded by Commission Walsh to table the Treasurer's report as statements have not been received. Motion carried

Discussion of resident request for assigned parking and it was agreed by the Commission that the policy would remain as is and that this resident would be grandfathered, however moving forward everyone must comply. It was firmly stated that the policy remains in effect.

Knock Box already discussed and the comments stated.

New Business

A motion to adopt a resolution to make final payment to Wood Works Construction for the of units 3, 18, 33 and the replacement cabinets in unit 75 was made by Commissioner Dalcher and seconded by Commissioner McCollam. Motion approved.

Authorization granted to advertise for the rehabilitation of units 9, 27 and 37. Commissioner Beeble reminded everyone that the specs are to be written with add deducts so that items that do not need replacement are deducted from pricing. Either Commissioner Beeble or Dalcher will review before the package is released. Authorization granted.

Authorization for requests made under the Reasonable Accommodation's Policy and was approved as follows; unit 10 and 21 approved. Unit 38 is approved subject to weather and funding. Unit 71 is approved subject to the availability of funds. Motion carried.

Motion to adjourn was made by Commissioner Walsh and seconded by Commissioner Slifkin. Motion carried meeting adjourned at 6:04 pm.

Respectfully Submitted

**Collin Vice
Recording Secretary**