

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

REGULAR MEETING

WEDNESDAY FEBRUARY 11, 2015

4:00 PM

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TOWN OF BETHEL
TOWN CLERK

Chairman Beeble called the meeting to order at 4:15 PM

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

Present: Collin Vice, Mark Nolan of Nolan Enterprises, Earl Reeves, Sandra Nichols, David Carlson, Pat Belmont, Christine Sleight, Carol Mitchell, Jay Ofiero, Lucy Ofiero, Veronica LaBua, Warren Lafferty, Lucy Lafferty, Ann Cummings, Sandra Nichols, Nancy Bumbala.

Citizens Input- Jay Ofiero presented letters from Carol Mitchell, Diane Stevenson and Nancy Bumbala concerning the cigarette smoke that is coming from their neighbors units. They are requesting that the BHA institute a smoke free housing community. Currently the policy is in place for new move-in's and the policy should be for all units. Chairman Beeble requested that they get a petition going and present that to the Commission. Warren and Lucy Lafferty spoke again about the tile coming up around the entry door; the stopper in the bathroom sink is hard to come up and a closet door needs fixing. The question was raised about having the snow removal contractor clean between the cars so that the residents can move them, further they were concerned about the contractor not clearing snow from the cars. The Commission responded that these items were not included in contract. Further the Commission agreed that residents explore ways of helping each other or pay someone to clear off their cars and stated that this would be a good project for the Resident Council.

Phineas Park- Mark requested that the Chairman sign the identity of interest statement that needs to be conveyed to RDA. This month the subsidy was received late as the new RDA rule is that once your contributions contract is exhausted that is it for the year. So you are left with trying to juggle to ensure that your subsidy will last the entire year. This has resulted in having to make transfer from the reserves to cover the mortgage payment due. We replaced \$6987.65 this month and next month \$6,000 will be transferred back to cover the payment. A notice to quit has been served as a result of the grievance hearing being held and the occupant being non-compliant. One two bedroom unit is vacant. We received word from a resident that she slipped on ice around the mail box area. Mark immediately had the area de-iced. Finally he spoke about the BHA determining the best approach for the redevelopment but strongly suggested that we forgo the tax credit program. The Commission affirmed the discussion and would look to identify other forms of financing that allow the authority to maintain its' original mission of providing low-income affordable housing. Mark suggested that Union Savings Bank would be good place to start. Chairman Beeble requested that Mark provide the Commission with the property tax comparison between 100% shelter rents and 10% based on

payments in lieu of taxes. The ED stated that there is a HUD form that you can use to calculate the Payment in Lieu of Taxes.

Motion to approve the minutes of January 7, 2015 was made by Commissioner Dalcher and seconded by Commissioner McCollam. Motion carried.

Motion by to pay the bills of February 11, 2015 was made by Commissioner Slifkin and seconded by Commissioner McCollam. Motion carried.

Executive Director reported that we have a resident who is delinquent and has not paid and the matter needs to proceed to the next level. Commissioner Beeble stated that during the audit with the State they stated that we need to speed up processes and not allow things to linger. The ED and Commissioner Dalcher spoke with HUD about merging the two properties into one and they were receptive, however the advised that we must ensure that we have sufficient reserves to cover the 40 units currently under contract with them. They even suggested that we consider FHA financing

Motion was made by Commissioner Dalcher and seconded by Commissioner Walsh to accept the Treasurer's Report November 2014, December 2014 and January 2015. Motion carried.

A motion was made by Commissioner Dalcher to add to the agenda a request by the fee accountant for a rate increase and the execution of a 1 year retainer agreement. The motion was seconded by Commissioner Walsh. The discussion ensued around the amount of increase which was determined to be acceptable. After further discussion a motion was made by Commissioner Walsh to approve and seconded by Commissioner McCollam and it was agreed by all that the ED would ask the accountant to hold this price for 24 months. Motion carried.

New Business

Motion was made by Commissioner Dalcher and seconded by Commissioner Slifkin to engage the firm of Studley- White, PC to complete the 2014 Annual Audit. Motion carried.

Motion was made by Commissioner Slifkin to table the Discussion on Satellite Dishes to see if any other information can be found about its implementation. Motion carried

Motion was made by Commissioner Walsh and seconded by Commissioner Dalcher that we execute the Snow Removal and Lawncare contract with the following changes in the document; under lawn Maintenance from March thru October list "Fertilization"; Under Contract Snow Removal Services section add in : Snow removals to begin at 3" inches of Snow. Return plowing for 3" or more after 2 hours at the end of the storm and ice. All sidewalks should be ready for tenants by 8:30 am if possible. Remove language that uses the fix fee for services quote as we are contracting based on a per occurrence model. The January 29, 2015 email to the Executive Director will be made an exhibit to the contract. Motion carried.

The Commission asks that the ED check with CFHA and DOH about creating a smoke free Housing Authority. The ED had some concerns about enforcement and those persons who moved in with the expectation that they were allowed to smoke. Meanwhile, the Tenant Association was asked to conduct a survey concerning the matter. Further discussion will occur.

Motion was made by Commissioner Dalcher and seconded by Commissioner Walsh at 7:10 pm to go into executive session to discuss personnel reviews. Motion carried.

Motion to come out of executive session at 7:34 pm was made by Commissioner Dalcher and seconded by Commissioner Slifkin. Motion carried.

No action or votes were taken during this session.

A special meeting will be held on Friday February 20, 2015 at 9am to discuss the personnel matters in executive session.

Motion to adjourn was made by Commissioner Walsh and seconded by Commissioner Dalcher.

Meeting was adjourned at 7:37 pm

Respectfully Submitted,

***Collin Vice
Recording Secretary***