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BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

SPECIAL MEETING

THURSDAY MARCH 24, 2015

4:00 PM

Chairman Beeble called the meeting to order at 4:01 PM

***Roll Call: Commissioner Slifkin, Commissioner Walsh,
Commissioner Beeble, Commissioner Ryan, Commissioner McCollam excused***

Present: Collin Vice, Mark Nolan of Nolan Enterprises, Earl Reeves, David Carlson, Pat Belmont, Lucy Lafferty, Mary O'Leary, Richard Schelemmer, Sean Payne, Diane Stevenson, Warren Lafferty, LuLu Ofiero, Jay Ofiero, Carol Mitchell, Vera LaBua, Leslie Friedman, Nancy Bumbala, Christine Sleight, Linda Weston, John Favale and Les Williams, Resident Organizer.

Citizen Input: presentation to the Commission by the residents for a Nonsmoking facility and letter about the need for more maintenance.

Phineas Park- Mark Nolan advised that RDA needed the BHA to execute a Borrower's Certification that there have been no changes to the Management Plan. Presently there is (1) 2-bedroom unit vacant and they are currently screening to fill the same. With warmer weather approaching work will resume on parking lot and roof work. Legal action has begun on 3 families and one has stated that she is vacating. Court is scheduled for Monday march 30th.

Motion by Commissioner Walsh and seconded by Commissioner Ryan to approve the minutes of February 11, 2015. Motion carried. Motion by Commissioner Ryan and seconded by Commissioner Walsh to approve the minutes of the Special Meeting of March 5, 2015 with the correction that performance raises were approved at 3%. Motion carried .Motion by Commissioner Ryan and seconded by Commissioner Walsh. Motion carried.

Executive Director advised that persons are being interviewed for the 3 vacancies on the Project 166. The contractor has executed the contract to start the repairs in units 9, 27 and 37.

The public hearing for the Small Cities Grant will be held on Wednesday March 25, 2015 in Town Hall at 7 pm in Meeting Room A.

Real Estate Solutions provided some dates that we could meet to discuss their findings and recommendation for the larger grant. Commissioner Beeble read off a list of dates and it was agreed a Special Meeting will be held on Friday March 27, 2015 at 9 am.

Motion by Commissioner Slifkin and seconded by Commissioner Ryan to accept the Treasurer's Report for February 2015. Motion carried.

Chairman Beeble called for a review of the Satellite Policy as no one should have a satellite dish attached to property. He asked that ED update the location of the dishes and report back.

A motion was made by Commissioner Slifkin and seconded by Commissioner Ryan that the Authority adopts a no smoking policy. Further it was agreed that Commissioner Slifkin would draft the policy and present it for review and approval. Motion carried.

A discussion ensued about the number of parking spaces and how they are assigned. The ED advised that now that the weather has cleared she would use the list that has been in place to check to ensure that residents are assigned and determine where the vacant spots are located.

The ED advised that for the Minimum Rents to be raised we must complete a Market Study and analysis of the current rent structure and amounts residents are currently paying. All this must be done and submitted with the budget which goes to DOH and CHFA in the fall.

Motion by Commissioner Ryan and seconded by Commissioner Slifkin to go into Executive Session to discuss a Personnel Matter.

Motion to come out of Executive Session at 7:37 pm was made by Commissioner Walsh and seconded Ryan. Motion carried.

No action or votes were taken during this session.

Motion by Commissioner Walsh and seconded by Commissioner Ryan to adjourn.

Meeting adjourned at 7:40 pm

Respectfully Submitted,

Collin Vice

Recording Secretary