

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

MEETING MINUTES

WEDNESDAY May 13, 2015

4:00 PM

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TOWN OF BETHEL
TOWN CLERK

Chairman Beeble called the meeting to order at 4:07 PM

Roll Call:

Commissioner Slifkin, Commissioner Walsh, Commissioner Beeble, Commissioner Ryan, Commissioner McCollam

Present: Collin Vice, Mark Nolan

Citizens Input- Jay Ofiero, Earl Reeves, Len Newby

Phineas Park-Mark Nolan advised that they recently advertised for applicants and will be selecting potential occupants for the vacancies resulting from the recent court cases. The contract amendment has been received from RDA for the rental subsidy. Mark is working on securing the remaining estimates for the roof and parking lot as well as spring clean-up around the property. We still need to determine if the Town will approve pilot for the property which was initiated when Hal was on board and follow -up is needed with Peter Olson. Chairman Beeble stated that he will contact Peter. It was noted that the audit report will be submitted to RDA by the end of the month.

Motion by Commissioner Ryan and seconded by Commissioner Walsh to approved the minutes of April 1, 2015 and correct the minutes of April 7, 2015 on line 5 to reflect that DOH and CHAF are the entities being referred too.

Executive Director's Report - CHFA has announced that the Small Housing Authority Improvement Program is accepting applications. A meeting was held with the resident leaders and TOVAH to determine if they would participate in a training program to strengthen and enhance their leadership capacity. The meeting went well and the firm will provide me with the proposal that can be submitted to CHFA for funding in an amount not to exceed \$5,000.00.

Notification was received from Larry Wagner on the Small Cities Grant indicating that state has received a total of 34 applications for approximately \$12million, HUD has allocated \$11.9 this year. Award notification will be announced by June 30, 2015.

1. The ED reported the status of the current vacancies and advised that unit 63 is now occupied and 55 will be on May 15th. We have made offers for units 9 and 37 and both applicants have declined and wish to remain on the list. We are presently holding units 30 and 71 to see if we are awarded the

Small Cities Grant. Unit 54 will be a regular turn-over and the work assignments have already been issued.

The ED stated that no news has been received from DOH concerning our request for pre-development funds.

The next step in the satellite dishes review is to contact all residents where the dishes are located to determine if these residents are the owners and if the satellite dishes are still being used. They must be properly mounted on poles in order to remain. If not they need to be removed and affixed as the policy states.

Motion was made by Commissioner Ryan to accept the Treasurers Report. It was seconded by Commissioner Walsh. Motion carried.

Motion made by Commissioner Slifkin and seconded by Commissioner Ryan to Adopt a Resolution to make final payment to Wood Works Construction, Inc. for the rehabilitation of units 9, 27, 37 and final payment for the bathroom upgrades of units 11 and 21. Motion carried.

Commissioner Slifkin distributed sample Smoke Free document that was prepared by herself and Commissioner Ryan. Commissioner Beeble stated that this document is not a policy. He asked that the ED present something for the next meeting.

Ed advised that all parking assignments have been completed and that a formal notice to the residents will be distributed with a copy for their files.

The Commissioners agreed that since we will know by the end of June if we will be awarded funds for ramps they will defer their response for unit 38 until that time. The request for the bathroom upgrade at unit 66 will be deferred until proper documentation is received.

A motion by Commissioner Ryan and seconded by Commissioner Slifkin to go into executive session for the personnel review of the executive director.

The Chairman asked the Executive Director if she objects to the Commissioners going into Executive Session for this agenda item. She responded "no." Commissioner Ryan made a motion at 6:40 PM to go into Executive Session to discuss "Personnel Review – Executive Director" and the Executive Director is invited to attend. Seconded by Slifkin. Motion approved unanimously. The Commission paused to allow the public to vacate the room.

At 7:30 PM the Commission members excused Collin Vice from the Executive Session.

Motion at 7:45 PM by Linda Ryan for the Commission to come out of Executive Session, seconded by Gail Slifkin. Motion approved unanimously. The Chairman announced that no votes were taken during Executive Session.

The Commissioners further discussed the appropriate discipline for the Executive Director making continued critical/material errors in three instances in filing agendas and minutes since March 24th when the Commission, in Executive Session, had warned her about the importance of strict compliance with the Connecticut Freedom of Information Act (FOIA). The Chairman had required the Executive Director to attend an April 10, 2015 full-day re-training on FOIA, but the Executive Director has continued to err in FOIA filings.

Motion by Chairman Beeble that the Executive Director be suspended for one day without pay which will be on a Thursday on a date to be determined, seconded by Gail Slifkin.

Motion approved 4:1 with Lou Walsh voting against the motion.

Motion to adjourn at 7:50 PM by Linda Ryan, seconded by Lou Walsh. Motion approved unanimously.

Respectfully Submitted,

Collin Vice

Recording Secretary