

BETHEL HOUSING AUTHORITY

25 Reynolds Ridge

Bethel, Ct 06801

REGULAR MEETING MINUTES

WEDNESDAY JUNE 10, 2015

4:00 PM

Commissioner Slifkin called the meeting to order at 4:00 PM

Roll Call:

**Commissioner Slifkin, Commissioner Walsh, Commissioner Ryan, Commissioner McCollam,
Commissioner Beeble absent**

Commissioner Ryan read a letter from Commissioner Beeble advising that his preference was not to serve as Chairman in the upcoming year as the duties of Registrar of Voters requires that he devotes more to the position. Commissioner Beeble advised that he would be available for special projects.

Present: Collin Vice, Mark Nolan

Citizens Input- Christine Sleight, Pat Belmont, John Favale and Mary O'Leary

Phineas Park- Mark Nolan advised that he had met with Collin to discuss the transition of management from Nolan to the BHA and it was determined that a committee along with Mark, Collin and one Commissioner should be established to discuss the pros and cons of this endeavor as well as to determine if the Authority would receive the same financial benefits as a private entity managing the property on our behalf. Presently, there are two vacant units and a Reasonable Accommodations request for a chair lift has been received. Prices are being requested. The cost will be paid for out of the reserves. Advertising for the waiting list will be out shortly so anyone who may be interested should be referred to the office for an application. Follow-up needs to occur with Peter Olson on the property taxes.

Motion was made by Commissioner Ryan and seconded by Commissioner Walsh to approve the minutes of May 13, 2015. Motion carried

Authorization to pay the bills of June 10, 2015 was made by Commissioner Walsh and seconded by Commissioner Ryan. Motion carried.

Executive Director reported that all of the parking assignment letters completed and they will be distributed to the residents. Current wait list activities are on found on the Executive Director's report and persons have been screened for units 9 and 37. One will be moving in by July 1, 2015 as the deposit has already been paid and the other is waiting for his wife's birth certificate so that we can complete processing. While the satellite dish locations have been identified the ED must check that

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TOWN OF BETHEL
TOWN CLERK

the dishes belong to the residents where they are located. Annual Picnic is scheduled for next Thursday June 18, 2015.

The ED requested that an item be added to the Agenda by Consent. The matter concerns adopting a Resolution To Comply with the State of Connecticut General 4 (A)-60(A) (1) and 4A-60 (A) (1) As Amended which affirms the Authority's compliance with nondiscrimination. The Authority is required to adopt this resolution as we have applied for a grant under the Housing Authority Small Improvement Program which will be used for the resident training program.

Commissioner Ryan made a motion to add to the agenda a Resolution to Comply with Connecticut General Statutes 4 a-60a-1 as amended. Motion seconded by Commissioner McCollam. Motion carried.

Motion to accept the Treasurer's Report for May 2015 was made by Commissioner McCollam and seconded by Commissioner Ryan. Motion carried.

Motion to Adopt a Resolution Authorizing Spending Limits for Staff was made by Commissioner Ryan and seconded by Commissioner Walsh. Motion carried three (yes) to one (no).

Motion to Accept the Auditor's Report for 2014 was made by Commissioner Ryan and seconded by Commissioner. Motion carried

Motion to authorize the removal of the Community Antenna was made by Commissioner Walsh and seconded by Commissioner Ryan. Motion carried.

Motion to amend contract with Wood Works Construction, Inc. for rehab of units 1 and 12 and install kitchen counter top in unit 54 was made by commissioner McCollam and seconded by Commissioner Walsh. Motion carried.

Authorization to dispose of obsolete property was made by Commissioner Ryan and seconded by Commissioner Walsh. Motion carried.

Adopt a resolution to make payment to the Roche O'Donnell Group, LLC was made by Commissioner McCollam and seconded by Commissioner Ryan. The ED was asked the status of the predevelopment loan request that was made. It was stated that they at the Department of Housing have our contract, however their focus has been on this recent round of funding and that was just completed so everything else was placed on the back burner. Commissioner Ryan made a motion that we release 50% of the payment due as our intent was to pay for this work from that grant and not from our operating account. Motion was seconded by Commissioner Walsh. Motion carried.

Discussion of the No Smoking Policy ensued and after further review it was agreed that on the Notice of Smoke Free Violation form will be changed to read "You have violated the BHA's Smoke Free Policy for a third time and you will be subject to eviction proceedings. Motion to Adopt the No Smoking Policy was made by Commissioner Ryan and seconded by Commissioner Walsh. Motion carried.

Commissioner Slifkin called for the nomination of officers for the 2015-16 year. It was agreed that a slate of officers was to be nominated. Motion by Commissioner Ryan and seconded by Commissioner Walsh. Motion carried.

The following Commissioners were nominated as follows:

Chairman Gail Slifkin

Vice Chairman MaryGert McCollam

Treasurer Linda Ryan

Secretary Lucille Walsh

Member Timothy Beeble

Motion to approve the slate officers for the 2015 to 2016 was made by Commissioner Walsh and seconded by Commissioner Ryan. Motion carried.

Motion to adjourn at 5:35 pm was made by Commissioner Walsh and seconded by Commissioner Ryan.

Respectfully Submitted

Collin Vice

Recording Secretary