



**MINUTES OF THE MARCH 19, 2009  
BOARD OF COMMISSIONERS  
REGULAR MEETING**

**COMMISSIONERS PRESENT:**

Domenico Chieffalo  
Raymond Yamin  
Stanley Watkins  
Mary Teicholz  
Jim Zeh

**ATTENDEES:**

Lorraine Coffey	Michael Perrotti
Rose Morrison	Bernice Dunlap
Patricia Jones	Sissy Green
Floyd Banks	Helen Wright
Richard Frey Sr.	Richard Frey Jr.
Jean Stankiewicz	Brian Duncan
Irene Hernandez	Dubra Vidmar
Alan Durnin	Ruth Lanham
Ella Fraser	Jean Knapp
Peter Green	Richard Knapp
Glenda Armstrong	Jessie Marengo
Jackie Elam	Colleen Madson

**CALL TO ORDER**

The Regular Board of Commissioners Meeting for the Housing Authority of the City of Danbury was called to order at 5:32 p.m. at 84 West Wooster Street, Danbury, Connecticut. Upon motion by Jim Zeh and second by Mary Teicholz the meeting was called to order.

**PUBLIC COMMENTS:** Floyd Banks, resident at Glen Apartments, was wondering about Resolution 782, DECD roofing, wanted to find out at the meeting or if someone for HACD can get back to him regarding the process of replacing the roofs at Glen Apartments. Floyd was told by the Chairman it would be referred to Richard Knapp at HACD to follow up with Floyd.

**RESIDENT COUNCIL REPORT**

Ms. Ella Frazer, President of Resident Council, commented that they attended the DHRN meeting on Saturday. They are trying to work on the Pilot Program. We are getting office

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together. They had a Resident Council meeting Thursday, March 19, 2009. Structurally as an organization the Council is doing well.

### **APPROVAL OF MINUTES**

Upon motion by Mary Teicholz and second by Jim Zeh the minutes of the February 19, 2009 regular meeting were approved.

### **DEPARTMENTAL HIGHLIGHTS**

Kevin Barry explained that the report he does is being done differently. The staff is getting the report monthly and will get the complete running report quarterly. Also, Kevin is working with the Housing Authority Insurance Group to come in to do training for all senior sites regarding fire safety with the emphasis on cooking. Most of the fire alarms are around meal time and caused by excessive smoke. Every participant will get a certificate from the Housing Authority Insurance Group along with an oven mit.

### **EXECUTIVE DIRECTORS REPORT**

The Authority Management Report was submitted for the month of February 2009 by the Executive Director.

HACD received formal approval to sell our Scattered Site units from HUD. HACD has three real estate brokers working the sale of these properties. Even with the deed restrictions that the Scattered Sites have to keep the units affordable, there has been a lot of interest in the properties.

Financial report was submitted for the month of January 2009 by the Executive Director. Upon motion by Mary Teicholz and second by Jim Zeh, the January 2009 financial report was approved and adopted.

### **RESOLUTIONS AND INFORMATIONAL ITEMS**

**A. Resolution 781** authorizes the Executive Director to negotiate and execute all documents in the acceptance of the Stimulus Funds in the amount of Seven Hundred Seventy One Thousand and Nine Hundred Sixty Eight Dollars (\$771,968) for the purpose of modernizing HACD federal public housing units. Upon motion by Jim Zeh and second by Mary Teicholz the Resolution was adopted and approved.

**B. Resolution 782** authorizes the Executive Director to negotiate and execute all documents in the acceptance of the DECD Assistance Funds in the amount of Eight Hundred Forty Eight Thousand Eight Hundred Seventy One Dollars (\$848,871.00) for the purpose of roof replacement at Mill Ridge, Mill Ridge Ext., Fairfield Ridge and Coalpit Hill Apartments MR22A, MR57, MR22, MR-41A. Upon motion by Mary Teicholz and second by Ray Yamin the Resolution was adopted and approved.



C. **Resolution 783** authorizes the Executive Director to award four (4) project based vouchers to the Non-Profit Development Corp for the Housing for Heroes subject to HUD's regulation and guidelines. Upon motion by Jim Zeh and second by Mary Teicholz the Resolution was adopted and approved.

**REPORT FROM THE CHAIRMAN OF THE BOARD OF COMMISSIONERS:** Agrees that the Scattered Site sales are cumbersome and have been a long time in coming and happy to see that the properties are moving and selling. It is good to see that they will remain affordable inventory for Danbury. HACD is coming out of debt leftover by previous administration to HUD and will be able to operate as a normal HACD.

**NEW BUSINESS: NONE**

**ADJOURNMENT:**

Upon motion by Mary Teicholz and second by Jim Zeh, it was approved to adjourn the meeting at 5:49 p.m.