



HOUSING AUTHORITY OF THE CITY OF DANBURY

MINUTES

MARCH 2, 2010

SPECIAL MEETING BOARD OF COMMISSIONERS

COMMISSIONERS PRESENT:

Domenico Chieffalo Raymond Yamin
Mary Teicholz Stanley Watkins
Jim Zeh

The Special Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was called to order at 5:04 pm and held on March 2, 2010 at the Housing Authority of the City of Danbury's main Office, 2 Mill Ridge Road, Danbury Connecticut 06811 with a motion made by Commissioner Yamin, following a second by Commissioner Watkins.

RESOLUTIONS AND INFORMATIONAL ITEMS

Resolution 836 authorizes the Executive Director to execute financial waiver and release documents pertaining to the forgiveness of \$ 230,000 in inter program costs accrued to Crosby Manor and a condition precedent to the Department of Housing and Urban Development's acceptance of Crosby Manor in the federal program. A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Yamin. The motion was unanimously approved.

Resolution 843 authorizes the Executive Director to submit HACD's Public Housing Assessment Report (PHAS) for the Fiscal Year 2009 to the Department of Housing and Urban Development. (Standard Performer Designation- 80%). A motion to adopt this resolution was made by Commissioner Teicholz, following a second by Commissioner Zeh. The motion was unanimously approved.

Resolution 844 authorizes the Executive Director to revise HACD's Admission's and Occupancy Policy and establish a local preference for Elderly and Non Elderly families at Crosby Manor upon acceptance of the property into the federal housing program by the Department of Housing and Urban Development. A motion to adopt this resolution was made by Commissioner Zeh, following a second by Commissioner Yamin. The motion was unanimously approved.

Resolution 845 authorizes the Executive Director to develop and submit upon execution of a Annual Contribution Contract with HUD, a Crosby Manor Designated Housing Plan that preserves the exclusive use of the property for Elderly and Near Elderly Families. A motion to

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adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Teicholz. The motion was unanimously approved.

Resolution 846 authorizes the Executive Director to revise its Five Year Capital Budget to add eleven (11) ADA/504 accessible units to its federal housing portfolio at an estimated cost of fifty five thousand dollars (\$55,000) over a five year period. A motion to adopt this resolution was made by Commissioner Yamin, following a second by Commissioner Zeh. The motion was unanimously approved.

Resolution 847 authorizes the Executive Director to enter into a contract for rehabilitation work at Crosby Manor with the firm Management Strategies in the amount of four hundred fifty two thousand, four hundred and forty five dollars (\$452,455.00). The planned rehabilitation work include kitchen and bath upgrades; window replacement; parking lot upgrade; (2) ADA/504 accessible units and other site improvements. A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Teicholz. The motion was unanimously approved.

Resolution 848 authorizes the Executive Director to enter into a contract for environmental and inspection services with the firm EnviroMed Services Inc. in the amount not to exceed twenty five thousand dollars (\$25,000). A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Yamin. The motion was unanimously approved. A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Zeh. The motion was unanimously approved.

ADJOURNMENT

A motion to adjourn this meeting was made by Commissioner Yamin, following a second by Commissioner Watkins. The Special Meeting for the Housing Authority of the City of Danbury Board of Commissioners ended at 6:27 pm.