



**HOUSING AUTHORITY OF THE CITY OF DANBURY**

**MINUTES OF THE APRIL 15, 2010 BOARD OF COMMISSIONERS**

**REGULAR MEETING**

**COMMISSIONERS PRESENT:**

Raymond Yamin (Acting Chairman)  
Mary Teicholz Stanley Watkins  
Jim Zeh

**COMMISSIONERS ABSENT:**

Domenico Chieffalo

**RESIDENT REPRESENTATIVES**

Irene Hernandez

**HACD STAFF**

Estela Francis  
M. Carolyn Sistrunk  
Jacqueline Elam  
Everette Spencer  
Kevin Barry  
Jim Sabo

**PRESENTERS AND SPECIAL GUESTS**

Nick Gazetos, Savings Bank of Danbury

**ATTENDEES**

Ruth Hoggard

**CALL TO ORDER**

The Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was called to order at 5:46 pm at the Laurel Gardens , 385 Main Street, Danbury, Connecticut 06811 with a motion made by Commissioner Zeh, following a second by Commissioner Watkins.

**APPROVAL OF MINUTES**

A motion to approve the minutes of the March 18, 2010 Regular meeting was approved with a motion made by Commissioner Teicholz, following a second by Commissioner Zeh. The motion was unanimously approved.

**PUBLIC COMMENTS**

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## **CITYWIDE RESIDENT LEADERSHIP COUNCIL REPORT**

Ms Irene Hernandez, newly elected President of the CRLC, reported that the proposed 2010 budget was presented to HACD.

## **AUTHORITY MANAGEMENT REPORT**

Carolyn Sistrunk submitted April 2010 Authority Management Report in full for review. Ms. Sistrunk reported that the federalization of Crosby Manor is on track with NSP acquisitions HACD BOC congratulated HACD Staff for the fine effort.

## **ACCEPTANCE OF MARCH, 2010 FINANCIALS**

April , 2010 financials reflected a modest positive cash flow. A motion to accept April, 2010 was unanimously approved.

## **RESOLUTIONS**

**Resolution 850** that the Executive Director is authorized to sign all documents necessary to amend the Renaissance Land Use Restriction Agreement at Section 3 entitles Restrictions on the Use of the Development, subsection f thereof entitled Long Term Affordability, section subsection (ii), the words two and a half percent (2.5%) is deleted and Ten percent (10%) is inserted in its place. In all other respects, the Agreement remains unchanged. A motion to adopt this resolution was made by Commissioner Watkins, followed by a second by Commissioner Teicholz The motion was unanimously approved

**Resolution 851** authorizes the Executive Director to enter into a Voluntary Compliance Agreement regarding the development of (13) thirteen ADA-504 units as a condition to the federalization of Crosby Manor with the Department of Housing and Urban Development. A motion to adopt this resolution was made by Commissioner Zeh, followed by a second by Commissioner Teicholz The motion was unanimously approved

**Resolution 853** that the Board of Commissioners for The Housing Authority of the City of Danbury authorizes the Executive Director to accept the insurance agreement presented by Housing Authority Insurance Group of Cheshire, Connecticut on behalf of The Travelers Insurance Company and further authorizes the payment of the premium in the amount of \$30,604.00 for motor vehicle insurance A motion to adopt this resolution was made by Commissioner Watkins, followed by a second by Commissioner Teicholz The motion was unanimously approved

**Resolution 854** authorizes the Executive Director to accept the insurance agreement presented by Housing Authority Insurance Group of Cheshire, Connecticut on behalf of The Travelers Insurance Company and further authorizes the payment of the premium in the amount of \$187,586.00 for commercial property and liability insurance. A motion to adopt this resolution was made by Commissioner Teicholz followed by a second by Commissioner Watkins. The mo-

tion was unanimously approved

**Resolution 855** authorizes the Executive Director to enter into a contract for a term of one (1) year, with an option to renew for an additional one (1) year period in an amount not to exceed \$25,000 for each period of the contract term(s). A motion to adopt this resolution was made by Commissioner Zeh, following a second by Commissioner Teicholz. The motion was unanimously approved

**Resolution 856** authorizes the Executive Director to sell, donate or dispose of the vehicles and equipment represented on the attached documentation in accordance with the HACD Disposition Policy. A motion to adopt this resolution was made by Commissioner Watkins, following a second by Commissioner Zeh. The motion was unanimously approved

**Resolution 857** authorizes the Executive Director to submit 2010 Operating Budget to the Department of Housing and Urban Development. A motion to adopt this resolution was made by Commissioner Watkins, followed by a second by Commissioner Teicholz. The motion was unanimously approved

**Resolution 858** authorizes the Executive Director to implement "Officer Next Door" program in collaboration with the City of Danbury Police Department for its State and federal properties and authorizes the Executive Director to establish a special admissions program and separate wait list for "Cop Next Door" program. A motion to adopt this resolution was made by Commissioner Watkins, followed by a second by Commissioner Teicholz. The motion was unanimously approved

**Resolution 859** authorizes the Executive Director to execute and submit the Annual Progress report for its Shelter Plus Care voucher program. A motion to adopt this resolution was made by Commissioner Watkins, followed by a second from Commissioner Zeh. The motion was unanimously approved

#### **ADJOURNMENT**

A motion to adjourn this meeting was made by Commissioner Teicholz, followed by a second by Commissioner Watkins. The regular meeting for the Housing Authority of the City of Danbury ended at 6:04 pm.