



Housing Authority of the City of Danbury

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DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, COMMISSIONER
STANLEY WATKINS, COMMISSIONER
MARY TEICHOLZ, COMMISSIONER
JAMES ZEH, RESIDENT COMMISSIONER

CAROLYN SISTRUNK, EXECUTIVE DIRECTOR

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF DANBURY

APRIL 21, 2011

BOARD OF COMMISSIONERS

COMMISSIONERS PRESENT:

Domenico Chieffalo

Raymond Yamin

Mary Teicholz

Jim Zeh

STAFF PRESENT:

M Carolyn Sistrunk

Kevin Barry

Jacqueline Elam

Elizabeth V. Meurer

Richard Manville

Jim Sabo

ATTENDEES:

Rose Morrison

Ella Frazer

Kim Nolan

Ruth Hoggard

Peter Green

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 5:36 PM at 2 Mill Ridge Road, Danbury, Connecticut. Upon motion the meeting was called to order by Commissioner Zeh and seconded by Commissioner Yamin.

PUBLIC COMMENTS – No Public Comments

APPROVAL OF MINUTES – The April, 2011 Revised Regular Meeting Minutes were unanimously approved upon motion by Commissioner Yamin and seconded by Commissioner Zeh.

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DANBURY TOWN CLERK

2011 MAY 18 A 11: 53

BY: 



CITY WIDE RESIDENT LEADERSHIP COUNCIL REPORT

Jim Zeh – Will be stepping down as Resident Representative from Crosby Manor, but will help as a pro bono consultant. Mr. Zeh will stay on as Commissioner to the HACD.

DEPARTMENT HIGHLIGHTS - Jackie Elam

AUTHORITY MANAGEMENT REPORT – the HACD's Executive Director reviewed the Operational results for April, 2011. The Executive Director reported that Crosby Manor is progressing nicely. We spent about \$30,000 on the environmental issue that was not planned for. We have met every standard we needed to meet. As for Ives Manor, we are getting ready for REAC inspection. We received our 2009 Public Housing Assessment scores from HUD and in three of the four areas we were outstanding. We did well in Management Assessment System, which is work orders, inspections, capital funds and public safety programs. We did well in physical inspections of all of our properties. We did well in the resident assessment of all of our properties. We have an issue with our financials, which was supposed to be the subject of our executive session tonight.

FINANCIAL OPERATING STATEMENTS — The February, 2011 Operating Statement for HACD was reviewed and accepted.

RESOLUTIONS AND INFORMATIONAL ITEMS

- A. RESOLUTION 906** authorizes the Executive Director to negotiate an increase in the Administrative Fees for the program known as Fairfield Ridge/Mill Ridge LTD, from three percent (3%) to five percent (5%). **The Chairman made a motion to adopt resolution 906 with a revision that the Executive Director try to get 8% rather than 5%.** The resolution was verbally amended and unanimously approved upon motion by Commissioner Zeh and seconded by Commissioner Yamin.
- B. RESOLUTION 907** authorizes the Executive Director to negotiate with the Department of Housing and Urban Development to write-off an amount not to exceed \$848,485.00 in negative Administrative Fee Equity associated with the Housing Choice Voucher Program. The resolution was unanimously approved upon motion by Commissioner Teicholz and seconded by Commissioner Yamin.

CHAIRMAN'S REPORT – No Report

NEW BUSINESS - No New Business

ADJOURNMENT - The adjournment (6:15PM) of the Regular Meeting of the Board of Commissioners for the Housing Authority of the City of Danbury was unanimously approved upon motion by Commissioner Zeh and seconded by Commissioner Teicholz.

