



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

JEFF M. RIECK, EXECUTIVE DIRECTOR

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
ROSE MORRISON, COMMISSIONER
PAUL ESTEFAN, COMMISSIONER

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

DECEMBER 19, 2019

COMMISSIONERS PRESENT:
Domenico Chieffalo
Ray Yamin
Paul Estefan
Rose Morrison

STAFF PRESENT:
Jeff M. Rieck
Jeff Pagelson
Jackie Elam
Jessie Castro
Devin Marra
Jennifer Delaney
Michael Dapolite
Dionne Carr
Kim Nolan

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DANBURY TOWN CLERK

2020 JAN 16 P 3:18

BY: JRC

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on Dec. 19, 2019 at 5:30 pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and / or comments. Upon motion by Commissioner Estefan and second by Chairman Chieffalo the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-DECEMBER 19th REGULAR MEETING: The minutes of Dec. 2019 Regular Meeting was unanimously approved upon motion by Commissioner Estefan and second by Commissioner Yamin.

RESIDENT COUNCIL REPORT: Looking for a new President for Resident Council. Annual Meeting scheduled for February 2020 at Ives Manor.

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Sec 8 Manager & Jackie Elam Chief Operating Officer.

OCTOBER, 2019 FINANCIAL REPORTS: Reports reviewed by Jeffrey Pagelson Chief Financial Officer

RESOLUTION 1568 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to execute a contract for information technology services with Zyg Computer Consulting in an amount not-to-exceed thirty-six thousand dollars (\$36,000.00) for a one (1) year contract term, with the option to extend for four (4) additional one (1) year contract terms. Upon motion by Commissioner Estefan, second by Commissioner Yamin and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1569 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to approve three-hundred ninety-three and one-half hours (393.50) are requested to be carried over into 2020, for twelve (12) administrative employees and one (1) maintenance employees. Upon motion by Commissioner Estefan, second by Commissioner Yamin and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1570 the Board of Commissioners of the Housing Authority of the City of Danbury authorizes the Executive Director to provide an annual cost of living adjustment of three percent for those staff members not covered by a collective bargaining agreement, grant or contract beginning January 1, 2020. Upon motion by Commissioner Yamin, second by Commissioner Estefan and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1571 HACD Board of Commissioners authorize the Executive Director to submit a proposed FY 2020 Federal Budget to the Department of Housing and Urban Development. Upon motion by Commissioner Yamin, second by Commissioner Estefan and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1572 Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to accept the job description for Public Safety Officer effective 12/19/2019. Upon motion by Commissioner Estefan, second by Commissioner Yamin and second verbally by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1573 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to enter into a Memorandum of Understanding with the CT Department of Children and Families, and Opening Doors Fairfield County (the local Continuum of Care) to become effective if awarded a new increment of Family Unification Housing Choice Vouchers. Upon motion by Commissioner Estefan, second by Commissioner Yamin and second verbally by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD Board Meeting was adjourned by 6:15 pm upon motion by Commissioner Estefan seconded by Commissioner Yamin and verbally seconded by Commissioner Morrison.



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CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD CORP was held on Dec. 19, 2019 at 5:30 pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and / or comments. Upon motion by Commissioner Estefan and second by Vice Chairman Yamin the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-DECEMBER 19th REGULAR MEETING: The minutes of Dec. 2019 Regular Meeting was unanimously approved upon motion by Commissioner Estefan and second by Commissioner Yamin.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM: Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Sec 8 Manager & Jackie Elam Chief Operating Officer.

OCTOBER, 2019 FINANCIAL REPORTS: Reports reviewed by Jeffrey Pagelson Chief Financial Officer

RESOLUTION: NONE

CHAIRMAN'S REPORT: Happy Holidays to everyone!

NEW BUSINESS: NONE

ADJOURNMENT: The HACD CORP Board Meeting was adjourned by 6:25 pm upon motion by Commissioner Estefan seconded Commissioner Yamin and verbally by Commissioner Morrison.



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Dionne Carr
Kim Nolan

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA CORP was held on Dec. 19, 2019 at 5:30 pm, at 2 Mill Ridge Rd. Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and / or comments. Upon motion by Vice Chairman Yamin and second by Commissioner Estefan the meeting was call to order.

PUBLIC COMMENTS: NONE

APPROVAL OF MINUTES-DECEMBER 19th REGULAR MEETING: The minutes of Dec. 2019 Regular Meeting was unanimously approved upon motion by Commissioner Estefan and second by Commissioner Yamin.

RESIDENT COUNCIL REPORT: NONE

AUTHORITY MANAGEMENT REPORTS PUBLIC HOUSING & HOUSING CHOICE VOUCHER PROGRAM:

Public Housing reviewed by Michael Dapolite & Jessie Castro-Asset Managers & HCV Housing reviewed by Jennifer Delaney Sec 8 Manager & Jackie Elam Chief Operating Officer.

OCTOBER, 2019 FINANCIAL REPORTS: Reports reviewed by Jeffrey Pagelson Chief Financial Officer

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RESOLUTION: NONE

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: Ives Manor/Millennium failed REAC Inspection-low score; after all correction was done a report was due to HUD by 12/21/19. Millennium made all the correction and provided the report to HUD two days before due date.

ADJOURNMENT: The DHA CORP Board Meeting was adjourned by 6:20 pm upon motion by Commissioner Yamin seconded Commissioner Estefan and verbally by Commissioner Morrison.



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JEFF H. RIECK, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS

REGULAR MEETING

JANUARY 16, 2020

The Regular Meeting of the Board of Commissioners for the **HACD CORP** will be held on Thursday, January 16, 2020 at 5:30 pm, at 2 Mill Ridge Road Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and/or comments.

AGENDA

- I. CALL TO ORDER**
- II. PUBLIC COMMENTS**
- III. APPROVAL OF MINUTES-DECEMBER 19th REGULAR MEETING**
- IV. RESIDENT COUNCIL REPORT**
- V. AUTHORITY MANAGEMENT REPORT PUBLIC HOUSING**
- VI. AUTHORITY MANAGEMENT REPORT HOUSING CHOICE VOUCHER PROGRAM**
- VII. FINANCIALS- NOVEMBER 2019**
- VIII. RESOLUTION - NONE**
- IX. CHAIRMAN REPORT**
- X. NEW BUSINESS**
- XI. ADJOURNMENT**

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BOARD OF COMMISSIONERS

REGULAR MEETING

JANUARY 16, 2020

The Regular Meeting of the Board of Commissioners for the **DHA CORP** will be held on Thursday, January 16, 2020 at 5:30 pm, at 2 Mill Ridge Road Danbury, CT. Please contact Jeff M. Rieck at (203) 744-2500 with any questions and/or comments.

AGENDA

- I. CALL TO ORDER**
- II. PUBLIC COMMENTS**
- III. APPROVAL OF MINUTES-DECEMBER 19th REGULAR MEETING**
- IV. RESIDENT COUNCIL REPORT**
- V. AUTHORITY MANAGEMENT REPORT PUBLIC HOUSING**
- VI. AUTHORITY MANAGEMENT REPORT HOUSING CHOICE VOUCHER PROGRAM**
- VII. FINANCIALS- NOVEMBER 2019**
- VIII. RESOLUTION - NONE**
- IX. CHAIRMAN REPORT**
- X. NEW BUSINESS**
- XI. ADJOURNMENT**

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BOARD OF COMMISSIONERS

REGULAR MEETING

JANUARY 16, 2020

The Regular Meeting of the Board of Commissioners for the **Housing Authority City of Danbury** will be held on Thursday, January 16, 2020 at 5:30 pm, at 2 Mill Ridge Road, Danbury, CT. Please contact Jeff M. Rieck Executive Director at (203) 744-2500 with any questions and / or comments.

AGENDA

- I CALL TO ORDER:**
- II PUBLIC COMMENTS**
- III APPROVAL OF MINUTES-DECEMBER 19th REGULAR MEETING**
- IV RESIDENT COUNCIL REPORT**
- V AUTHORITY MANAGEMENT REPORT PUBLIC HOUSING**
- VI AUTHORITY MANAGEMENT REPORT HOUSING CHOICE VOUCHER PROGRAM**
- VII FINANCIALS-NOVEMBER 2019**
- VIII PHAS INDICATOR REPORTS-NOVEMBER 2019**
- IX CHECK REGISTER-NOVEMBER 2019**
- X RESOLUTION 1574** Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to exercise the first (1st) year option to extend the contract for Elevator Services with Thyssenkrupp in an amount not-to-exceed twenty thousand dollars (\$20,000.00) for one (1) year, with the option to extend for three (3) additional one (1) year terms.

RESOLUTION 1575 the Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to accept additional funding for the Mainstream Housing Choice Voucher Program and enter into an amended Consolidated Annual Contributions Contract (CACC) with an initial term of March 1, 2020 through February 28, 2021 and an initial amount of \$301,853.

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XI CHAIRMAN'S REPORT

XII NEW BUSINESS

XIII ADJOURNMENT