



THE HOUSING AUTHORITY OF THE CITY OF DANBURY

DOMENICO CHIEFFALO, CHAIRMAN
RAYMOND YAMIN, VICE CHAIRMAN
ROSE MORRISON, COMMISSIONER
KEVIN BARRY, COMMISSIONER

JEFF M. RIECK, EXECUTIVE DIRECTOR

MINUTES

BOARD OF COMMISSIONERS

REGULAR MEETING

JULY 15, 2021

RECEIVED FOR RECORD
DANBURY TOWN CLERK

2021 AUG 19 A 10:36

BY: JCF

COMMISSIONERS PRESENT:

Domenico Chieffalo
Raymond Yamin
Rose Morrison
Kevin Barry

STAFF PRESENT:

Jeff M. Rieck, Jeff Pagelson, Jennifer Delaney, Devin Marra, Jessie Castro, Ted Zalenski, Kathi alba
Josh Smith, Andy Chmelko, Mike Southern, Dorene Doran, Jose Escobar, Lee Brown, Perry Mayo
Greg Holt, Mat Millard, Justin Carneiro, Gina Almonte, Michael Ruscoe, Jim Hinckley, Mike Moroto

BY ZOOM VIDEO CONFERENCE:

Michael Dapolite, Kim Nolan

ATTENDEES:

Jim Zyg, Steve Curran,
Frank Santana, Ms. Diaz

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the HACD was held on Thursday, July 15, 2021 at 5:36pm, 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 Barry and seconded by Vice Chairman Yamin and verbally by Resident Commissioner Morrison the meeting was call to order.

PUBLIC COMMENTS: Ms. Diaz resident of Mill Ridge ask the question, what steps is Housing Authority taking regarding their safety, their concerns for the community because of a shooting in the Mill Ridge area that happen few weeks ago. Chairman Chieffalo responded we have no control of what happen, the Danbury Police is investigating and we will cooperate with the police investigation. Chairman Chieffalo also said that Housing will give residents an update and Mildred Brito property manager will follow up with the police.

APPROVAL OF MINUTES-JUNE 17th REGULAR MEETING: The minutes of June 2021 Regular Meeting was unanimously approved upon motion by Commissioner Barry and seconded Vice Chairman Yamin and verbally seconded by Resident Commissioner Morrison the minutes were approved.

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 Director of Operation.

FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION 1693 Board of Commissioners for the Housing Authority of the City of Danbury authorizes the Executive Director to implement the 30 Unit, Mill Ridge/Fairfield Ridge, proposed utility allowance schedule, effective September 1, 2021, upon approval from the State of Connecticut Department of Housing. Upon motion by Vice Chairman Yamin, and second by Commissioner Barry and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

Unit Size	Current Utility Allowance	Proposed Utility Allowance	Difference
2 bedroom	\$251	\$257	\$6 increase
3 bedroom	\$378	\$321	\$7 increase

RESOLUTION 1694 Housing Authority of the City of Danbury's Board of Commissioners authorizes the Executive Director to execute a contract for plumbing services with Foley's Plumbing & Heating, LLC in an amount not-to-exceed forty thousand dollars (\$40,000.00) for a one (1) year contract term, with the option to extend for four (4) additional one (1) year contract terms. Upon motion by Vice Chairman Yamin, and second by Commissioner Barry and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1695 Board of Commissioners of the HACD hereby authorizes the Executive Director or the Chief Financial Officer as designee to submit to CHFA the unaudited financial statements for the six months ended June 30, 2021. Upon motion by Vice Chairman Yamin, and second by Commissioner Barry and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1696 Housing Authority of the City of Danbury's Board of Commissioners acknowledges the withdrawal of Board Resolution 1690 and authorizes the Executive Director to accept the addition of the position title Director of Financial Operations and Technology with the corresponding job description, effective 07/15/2021. Upon motion by Vice Chairman Yamin, and second by Commissioner Barry and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

RESOLUTION 1697 Housing Authority of the City of Danbury Board of Commissioners authorizes the Executive Director to amend the Vehicle Use Policy. Vice Chairman Yamin to modify the resolution to whereas the agency will determine the severity of the infraction on a case-by-case and ~~will~~ to may apply appropriate disciplinary action. Commissioner Barry voted no to adopting the resolution because he feels as though it's a big brother and the agency will be watching and monitoring the staff as though agency don't trust the staff. Chairman Chieffalo stated that he and the Vice Chairman Yamin will formulate a subcommittee to fine tune the policy, the executive director to meet again, with the union and then amend the resolution and vehicle policy at that point. Ted Zalenski Public Safety Officer comments about a vehicle-the passenger van that the engine ceased due to no oil the van was left idling and unlocked until it ran out of fuel and the battery died, the GPS would of notify that it was idling and or no oil being in the vehicle. Ted Zalenski Public Safety Officer also stated that the GPS also will alert if a driver is going over the speed limit, at the time you will be able to look at your screen or the app and determined if the vehicle operator is going over but they could be driving on the highway but if a alert comes through and the vehicle operator is on a side street doing over the speed limit that will be something we will have to address. Devin Marra Procurement Director commented that the GPS knows the speed limit for all streets will calculate accordingly. Upon motion by Commissioner Yamin, and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison voted yes to adopt the resolution.

RESOLUTION 1698 Board of Commissioners for the Housing Authority of the City of Danbury hereby authorizes The Executive Director to seek approval from WCSU and TBICO to amend the MOU upon terms and conditions Satisfactory to all parties that will allow HACD to fill any vacancies at the Property from the public housing waiting list, in the absence of eligible applicants for the Program. Commissioner Barry voted no to adopting the resolution because he feels if we fill the vacancies with a non-vet from the public housing wait list, if a vet is in the need for this housing there wouldn't be any vacancies at the time. Executive Director Jeff Rieck stated that there is no requirement that Vets only be housed, it's a third-party agreement with TBICO and West Conn and for Jennifer Delaney Director of Operation to reach out to third parties first before moving in non-vet applicant. Chairman Chieffalo said to amend the resolution and have an addendum to the lease that if a non-vet is leasing the unit, do a one-year lease and the non-vet aren't jumping someone on the wait list to occupy the unit. Upon motion by Commissioner Yamin, and second by Chairman Chieffalo and verbally seconded by Commissioner Morrison voted yes to adopt the resolution.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD Meeting was adjourned by 6:29pm upon motion verbally by Vice Chairman Yamin and seconded by Commissioner Barry the meeting was adjourned.



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BOARD OF COMMISSIONERS
REGULAR MEETING

JULY 15, 2021

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BY ZOOM VIDEO CONFERENCE:

Michael Dapolite, Kim Nolan

ATTENDEES:

Jim Zyg, Steve Curran,
Frank Santana, Ms. Diaz

CALL TO ORDER: The Regular Meeting of the Board of Commissioners for the DHA Corp was held on Thursday, July 15, 2021 at 5:36pm, 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 seconded by Commissioner Barry and verbally by Resident Commissioner Morrison the meeting was call to order.

PUBLIC COMMENTS: Union Rep Steve Curran stated he appreciate the ED reaching out to him for this board meeting but dealing with the management team here at housing has been very colorful and very confrontational, not very productive. He will however bring the staff attorney for now on when he must come here dealing with management it has gotten that confrontational. Mr. Curran ask if he and the union attorney can be involved, address the committee because the union and housing are still in process of negotiating and would like to be part of the MOU, GPS etc. Mr. Curran will bring paperwork, documents on what the union is dealing with other agencies and so on. Mr. Curran also commented on what the Public Safety Officer Ted Zalenski said that everyone is doing this installing GPS on the vehicles. Mr. Curran said people aren't just coming to the table let's put GPS on all vehicles that's not happening everywhere. Mr Curran also said he has no reports, no disciplinary action from any of the staff members here in this building for any vehicle, maintenance -none. Mr. Curran ask for the BOC to reach out to him or he can reach out to the board with the staff attorney to discuss further the issues. Chairman Chieffalo responded thank you, I appreciate the comments, the board members do not get involved with the union and should meet with the Executive Director to discuss further. Chairman Chieffalo commented for the board to get involved with the union, the board has never done this before in the fifteen years he has been here at housing. Mr Curran said union reps meet all the time with board members across the state. Mr. Curran stated so you are saying no to us meeting? Chairman Chieffalo said no that is correct. Mr Curran said Thank you. Chairman Chieffalo proceeded on to the next item on the agenda

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2021 AUG 19 A 10:37

BY: JCY

APPROVAL OF MINUTES-JUNE 17th REGULAR MEETING: The minutes of June 2021 Regular Meeting was unanimously approved upon motion by Commissioner Barry and seconded Vice Chairman Yamin and verbally seconded by Resident Commissioner Morrison the minutes were approved.

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 Director of Operation.

FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION: None

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The DHA CORP Meeting was adjourned by 6:32pm upon motion verbally by Commissioner Barry and seconded by Vice Chairman Yamin the meeting was adjourned.



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PUBLIC COMMENTS: None

APPROVAL OF MINUTES-JUNE 17th REGULAR MEETING & JULY 2ND SPECIAL MEETING: The minutes of June 2021 Regular Meeting & July Special Meeting was unanimously approved upon motion by Vice Chairman Yamin and seconded Commissioner Barry and verbally seconded by Resident Commissioner Morrison the minutes were approved.

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 Director of Operation.

FINANCIAL REPORTS: Financial Reports reviewed by Jeffrey Pagelson Chief Financial Officer.

RESOLUTION 356: HACD Corp's Board of Commissioners authorizes the Executive Director to execute a contract for plumbing services with Foley's Plumbing & Heating, LLC in an amount not-to-exceed five thousand dollars (\$5,000.00) for a one (1) year contract term, with the option to extend for four (4) additional one (1) year contract terms. Upon motion by Vice Chairman Yamin, and second by Commissioner Barry and verbally seconded by Commissioner Morrison the resolution was unanimously adopted.

CHAIRMAN'S REPORT: NONE

NEW BUSINESS: NONE

ADJOURNMENT: The HACD CORP Meeting was adjourned by 6:35pm upon motion verbally by Vice Chairman Yamin and seconded by Commissioner Barry the meeting was adjourned.