

HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN  
16 ARMISTICE STREET, NEW BRITAIN, CT 06053

BOARD OF COMMISSIONERS

ANNUAL MEETING  
Jane Johnson Community Room  
Mt. Pleasant  
18 Armistice Street  
New Britain, CT

January 17, 2018  
6:00 p.m.

The Board of Commissioners of the Housing Authority of the City of New Britain held its annual scheduled meeting on January 17, 2018, in the Jane Johnson Community Center at 18 Armistice Street, New Britain, CT.

Present: Chairperson Peter C. Steele  
Vice-Chairman Jason O. Gibson  
Treasurer Frank Marrocco  
Commissioner Arelis Kinard  
Commissioner Stanford Lebby

Also present: David Morneault, Interim Executive Director  
Frederick Gerena, Accounting Manager  
Loo Dahlke, Esq. NBHA General Counsel  
Phil Mireles, Property Manager  
Damien Allen, Property Manager  
Joanna LaFland, Property Manager  
John T. Hamilton, FFS Coordinator for Public Housing  
Eric Montanile, FFS Coordinator for Section 8

Chairman Steele opened the meeting and called for roll call at 6:02 p.m., declaring a quorum present he opened the floor for public participation, there being no public participation, Chairman Steele called for a motion to approve the minutes for December 20, 2017, Regular Meeting. Moved by Commissioner Lebby, Seconded by Commissioner Lebby.

Commissioner Gibson moved to approve the Executive Director's and Finance Expenditures Report for December 2017. Seconded by Commissioner Lebby.

Mr. Morneault summarized the following items on his report:

- Evolve the Web is working closely with the Authority in gathering pertinent

information for the new website. Site should be up before the spring.

- Holiday festivities were a huge success at the Authority's properties. Tenants celebrated the holidays by hosting holiday parties at their community room and invited office staff to attend.
- Rebid for replacement windows is well on its way to construction with the lowest and most responsible bidder being, Stanly Construction, LLC at \$229,500.00
- Posted for the Maintainer Leader position internally first than publicly. Working on second phase of the hiring process. Should have someone in place by beginning of March.

There being no Old Business, Chairman Steele moved to New Business.

Commissioner Lebby mentioned that the tenants complained of people "hanging out" in the lobby of 107 Martin Luther King Drive. Chairman Peter Steele would like the videos to be reviewed.

Commissioner Gibson moved to approve Resolution #18-001; to write off uncollectable rents under the Federally Funded Low Rent Housing Program for the quarter ending December 31, 2017 in the amount of \$5,945.15. Second by Commissioner Lebby.

Commissioner Gibson moved to approve Resolution #18-002: to authorize the Interim Executive Director to enter into a contract with Stanley Construction, LLC for the Window Replacement at the D'Amato Apartments in the amount of \$229,500.00. Second by Commissioner Lebby.

Chairman Steele moved to go into executive session to interviews candidates for the Executive Director position. Second by Gibson.

There being no other business for discussion, Chairman Steele called for a motion to adjourn at 6:20 p.m. Moved by Commissioner Kinard and seconded by Lebby. Motion carried.

Date: \_\_\_\_\_

\_\_\_\_\_  
John T. Hamilton, Executive Director