

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

BOARD OF COMMISSIONERS

REGULAR MEETING
Oval Grove Community Center
Dobek Road
New Britain, CT

March 21, 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
Commissioner Arelis Kinard
Commissioner Stanford Leby

Also present: John T. Hamilton, Executive Director
David Morneault, Director of Operations
Loo Dahlke, Esq. NBHA General Counsel
Phil Mireles, Property Manager
Damien Allen, Property Manager
Joanna LaFland, Property Manager
Denise Gonzalez, S3 Participant

Chairman Steele opened the meeting and called for roll call at 6:16 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 January 17, 2018, Regular Meeting. Moved by Commissioner Leby, Seconded by Commissioner Gibson.

Commissioner Kinard moved to approve the Executive Director's and Finance Expenditures Report for January & February 2018. Seconded by Commissioner Leby.

Commissioner Kinard asked if the reports presented are new, John responded, no.

Chairmen Steele requested to move "Old Business" election of Officers to the end of agenda, no one opposed.

Chairmen Steele moves to new business:

New Building: Chairmen Steele reports that after 6 ½-7 month of negotiating with CCSU he sent

a December 4, 2017 email laying out his concerns and advise them he needed a response. Chairmen Steele's concerns are, CCSU proposed that they would provide scholarships to qualified individuals which would be those under the Federal guide lines low and moderate income people, which is what the education building built for. Scholarship when they equal 4.5 million dollars over a 30 year span the Housing Authority would give them the building and land. His only objection what that CCSU was quoted 4.6 mil by Lisa (Previous administration) I wanted the actual cost of the building which was 5.3 million. In a meeting held mid-November with the President of CCSU, they would not elaborate on what the scholarship would consist of or what classes they would offer. Chairmen Steele was advised by the President of CCSU that she would get back to him and that was the end of the meeting. CCSU would not provide information on what classes would be offered after several request in person and via email. A week later he receives a response via email stating, at this time CCSU is not interested in the Education Building. Chairmen Steele recommended that the NBHA will take over the Education building and run its own educational programs.

Commissioner Lebbly motion to table resolution #18-003 - Water Heaters at Mt Pleasant apartment. John Hamilton advise that there were some recent discussion regarding a protest by Tucker Mechanical (2nd runner up) the claim is that the person was rejected because they did not reference and addendum. Tucker's argument was that they did not receive the email of the addendum and it's not their fault architect confirmed that the email was indeed sent and received by Tucker. The architect also provided verbiage from the specification that all bidders are responsible for any addendum that is release during the bidding process. Attorney Loo Dahlke recommended that we deny the protest and move forward with said low bidder. Chairmen Steele concluded to table to resolution until next board meeting when we have more definitive answers regarding the protest. Chairmen Steele's recommendation is to wait 30 days and if we do not hear from the protesting bidder by next board meeting they will approve the resolution. Seconded by Vice-Chairmen Gibson. Motion carried.

Chairmen Steele opened the floor for nominations for Chairmen and nominated Jason O. Gibson for Chairmen. There being no other nomination for Chairmen, he closed the nomination and called for a motion to approve the nomination of Jason O. Gibson as Chairmen. Moved by Chairmen Steele and seconded by Commissioner Lebbly.

Chairmen Steele called for nominations for Vice-Chairmen and Commissioner Lebbly nominated Commissioner Kinard, seconded by Pete Steele. There being no further nominations for Vice Chair, he closed the nomination and called for a motion to approve the nomination of Arelis Kinard as Vice-Chairmen. Seconded by Chairmen Steele. Motion carried.

Chairmen Steele called for nominations for Treasurer and nominated Frank Marrocco as Treasurer. There being no other nominations Chair Steele closed the nominations for Treasurer and called for a motion to approve Frank Marrocco as Treasurer, moved by Chairmen Gibson and seconded by Vice-Chairmen Kinard. Motion carried.

There being no further items for discussion, Chairmen Steele called for a motion to adjourn at 6:35 p.m. Moved by Vice-Chair Kinard, and seconded by Chairmen Gibson. Motion carried.

Date: 5/9/18


John T. Hamilton, Executive Director