

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

BOARD OF COMMISSIONERS

REGULAR MEETING

Knapp Village
80 Halsey Road
New Britain, CT 06053

June 20, 2018
6:00 p.m.

The Board of Commissioners of the Housing Authority of the City of New Britain held a regular scheduled meeting on June 20, 2018, in the Jane Johnson Community Room.

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

Also present: John T. Hamilton, Executive Director
Phil Mireles, Property Manager
Joanna LaFland, Property Manager
Daniel Salerno, Common Council Liaison for NBHA

Chairman Gibson opened the meeting and called for roll call at 6:04 p.m. Declaring a quorum present he opened the floor for public participation; there was no public participation.

Commissioner Lebby mentioned a meeting held with Executive Director, John Hamilton, Property Manager Phil Mireles, New Britain Chief, Deputy Chief of Police, Lieutenant in charge of first shift and residents from Martin Luther King Drive. They discussed that people are loitering on property, drug activity, prostitution and how to deter these activities. Commissioner Lebby mentioned that suggestions were "No trespassing" signs to be installed and preparing affidavit from the Authority to give the Police authority to act on any of these violations. Tenants are pumped about the changes taken. This is the first step and first meeting to gauge what their approach will be moving forward and to empower the residents. Phil Mireles will meet with the Spanish speaking tenants to keep the abreast of the efforts being taken. Vice-Chair Kinard mentioned a concern the residents may have of retaliation, and it was suggested that tenants can report anonymously. The Board made suggestions as to how tenants can report suspicious activity.

Chairman Gibson called for a motion to approve the minutes for May 16, 2018, Regular Meeting. Moved by Commissioner Steele, Seconded by Vice-Chair Kinard. Motion carried.

Chairman Gibson called for a motion to approve the Executive Director's and Finance Expenditures Report for May 2018. Moved by Commissioner Steele, Seconded by Commissioner Leppy. Motion carried.

Mr. Hamilton noted the following Highlights on his report.

- Mr. Hamilton highlighted that the REAC Inspections were conducted at Mt Pleasant and Malikowski Circle. Score for Mt Pleasant was 73 and score for Malikowski Circle is 69. Vice Chair Kinard asked if that was low. Mr. Hamilton advised we passed. The main point deduction was tenants leaving air conditioners in window and blocked egress.
- Mr. Hamilton held a meeting with United Way and End hunger CT to finalized plans for the event taken place at Mt. Pleasant. Event was scheduled for June 21, 2018.
- Mr. Hamilton mentioned that we continue to have our monthly meetings with staff and managers to keep them abreast and to encourage staff to build moral.
- Mr. Hamilton met with Pastor Mills of Grace Church to finalize plans for Beautify Malikowski Circle which was scheduled for June 23, 2018.
- RFP for General Council have gone out and returned and being reviewed by the panel.
- Mr. Hamilton met with a Developer interested in utilizing the Housing Authority Voucher program for upcoming projects for Family Housing. Initial information presented only at this time. The location is at Main Street & Beaver Street in New Britain.
- Mr. Hamilton also discussed his meeting with HUD in which they discussed SEMAP status and corrective Action Plan including ongoing improvements of the Section 8 program.

Commissioner Steele asked if HUD's Utility allowance concern had been corrected. Mr. Hamilton advised that they are working with us currently.

Unfinished Business:

Chairman Gibson motioned to approve resolution #18-006: To ratify the Executive Director's execution of a Memorandum of Understanding with CMHA, Inc. to facilitate admission of Next Step Program clients to the Authority's Housing Program. Moved by Commissioner Leppy and Seconded by Vice-Chair Kinard. Vice-Chair Kinard clarified last meeting regarding preferences to Chairman Gibson who was not at the last meeting in May. Mr. Hamilton explained what the memorandum means to the Authority. Mr. Hamilton reiterated that he sent the Board an email including Chapter 4 of the ACOP where it explains the preference policy. After further discussion, the motion was defeated by majority vote.

No New Business.

There being no further items for discussion, Chairman Gibson called for a motion to adjourn at 6:36 p.m. Moved by Commissioner Leppy, and Seconded by Treasurer Marrocco. Motion carried.

Date: _____

John T. Hamilton, Executive Director