

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

BOARD OF COMMISSIONERS

REGULAR MEETING

Jane Johnson – Community Center Mt. Pleasant
18 Armistice Street, New Britain, CT 06053

January 16, 2019 @ 6:00 p.m.

The Board of Commissioners of the Housing Authority of the City of New Britain held a regular scheduled meeting on January 16, 2019, at the Jane Johnson Community Center, Mt. Pleasant, 18 Armistice Street, New Britain, CT.

Present:

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

Also present:

Executive Director John T. Hamilton
Director of Operations Dave Morneault
Modernization Coordinator Brett Roberts
Property Manager Felipe Mireles,
Property Manager Damien Allen
General Counsel Loo Dahlke

Chairman Gibson opened the meeting and called for roll call at 6:06 p.m. Declaring a quorum present he opened the floor for public participation.

ELECTION OF OFFICERS: Chairman Gibson opened the floor for nominations for Vice Chair. Commissioner Steele nominated, Arelis Kinard for Vice Chair. There being no other nomination for Vice Chairmen he closed the nomination and called for a motion to approve the nomination of Arelis Kinard as Vice Chair. Moved by Commissioner Steele. Seconded by Commissioner Lebby. Motion carried. Chairman Gibson opened the floor for nominations for Treasurer. Vice Chair Kinard nominated Frank Marrocco for Treasurer. There being no other nomination for Treasurer he closed the nomination and called for a motion to approve the nomination of Frank Marrocco as Treasurer. Moved by Vice Chair Kinard. Seconded by Commissioner Steele. Motion carried.

PUBLIC PARTICIPATION: Commissioner Lebby addressed the board regarding vehicles being parked in tenant's assigned parking spaces causing tenants to seek parking in other far and unsafe locations. Commissioner Lebby advised that when he calls Empire Towing Co. to report an illegally parked vehicle they never come and tow. Executive Director John Hamilton suggested maybe the request has to come from the NBHA or City of New Britain and not and tenant. Executive Director John Hamilton will follow up with Empire and review the contract as well.

APPROVAL OF MINUTES Chair Gibson called for a motion to approve the minutes for December 19, 2018, Regular Meeting. Moved by Vice Chair Kinard, Seconded by Commissioner Leby. Motion carried.

ACCEPTANCE OF EXECUTIVE DIRECTOR'S & FINANCE EXPENDITURES REPORTS: Chair Gibson called for a motion to approve the Executive Director's and Finance Expenditures Report for December 2018. Moved by Vice Chair Kinard, Seconded by Treasurer Marrocco. Motion carried.

JOHN REPORTED:

- EMS of New Britain will be moving into the Center of Excellence building on a short term lease of 6 months to a year. There has been other interest in renting space but very preliminary. I will also be connecting with our current tenants in drafting up a new lease agreement.
- With our continued effort to build moral and reunite as a team, we held a Holiday Potluck luncheon with Staff at the Jane Johnson Community Center in December. The Potluck was very successful and everyone enjoyed themselves. It was a great way to welcome the New Year.
- Update on Imagineers, who were contracted to oversee our HCV department. Imagineers immediate staff will be in next week for a kick off meet and greet with staff. They will be analyzing the space and keeping us abreast of what their immediate needs will be from the NBHA. They anticipate starting February 4th at the latest.
- Care 20/20 Pilot planning: we will be launching a test with families where they receive wrap around services in efforts to continue to support our families not only regarding housing issues but other issues that arise. We partnered with other agencies that will be tracking these families.
- Nutmeg Credit Union; We held a preliminary meeting regarding programs they will be offering that will benefit the residence, financial literacy being one program; also assisting residence to get into vehicle. We are trying to expand our partnership with New Britain agencies that will work in conjunction with our FSS program and Ross Program.

UNFINISHED BUSINESS:

- Security issues at the elderly housing: Executive Director John Hamilton confirmed all cameras are up and running smoothly. Unfinished business would be how we will physically start addressing the issue of security. We have a plan in place for 2019 to have security for a period of time at the Graham building specifically. We have not moved forward as of yet because of the shutdown. We also have other possibilities that would not require that outlay of money. We continue to partner with the Police Department I've had discussions with the Mayor about these concerns and we continue to pursue partnerships with the city and with the residence. Every incident report I receive I respond to personally.
- Motion to approve resolution #18-021; Approving an extension of the contract agreement with Loo Dahlke Pacacha Law, LLC as General Counsel to the Housing Authority of the City of New Britain for a period of May 1, 2018 through April 30, 2019. Moved by Commissioner Lebby. Seconded by Treasurer Marrocco. Motion Carried

NEW BUSINESS:

- Motion to approve Resolution #19-001; to write off uncollectable rents under the Federal Funded Low Rent Housing Program for Quarter Ending December 31, 2018 in the amount of \$6,677.55. Moved by Vice Chair Kinard. Seconded by Commissioner Lebby. Motion carried.
- Motion to approve Resolution #19-002: to authorize the Executive Director to award a Shoot for the Stars Scholarship in the amount of \$500.00 to Hindiyo Issak. Moved by Treasurer Marrocco. Seconded by Commissioner Lebby. Motion carried.
- Motion to approve Resolution #19-003; to authorize the Executive Director to enter into a contract with T&T Electrical Contractor's, Inc. for the fire alarm upgrades at Kennedy Apartments (CT 5-4), Ribicoff Apartments (CT 5-5), Graham Apartments (CT 5-7) in the amount of \$1,140,000.00. Moved by Vice Chair Kinard. Seconded by Commissioner Lebby. Motion carried

ADJOURNMENT: There being no further items for discussion, Chairman Gibson called for a motion to adjourn at 6:41 p.m. Moved by Commissioner Lebby, and Seconded by Vice Chair Kinard. Motion carried.

Date: _____

John T. Hamilton, Executive Director