

Housing Authority of the Town of Winchester

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*Anthony J. Page, Jr., - Chairman
John R. Sullivan, - Vice-Chairman
Neil R. Kelsey, - Treasurer
June D. Mickley, - Assist. Treasurer
John Iacino, - Commissioner*

Fred W. Newman, - Executive Director

MINUTES JUNE 26, 2012

3:00 P.M.

A meeting of the Housing Authority was held on June 26, 2012 in the offices of the Housing Authority at 80 Chestnut Street, Winsted, CT.

Chairman Paige called the meeting to order. Present were Ms. Mickley, Messer's, Sullivan, Kelsey, Iacino, Chairman Paige and Mr. Newman.

Commissioner Kelsey made a motion to accept the Minutes of the May 29, 2012 meeting, seconded by Commissioner Mickley and unanimously approved.

Mr. Newman provided a review of the Cash and Investments report and the financial results of the various entities of the WHA explaining that a more detailed review would take place at the July 23rd meeting as that report would represent a year end result. He added that he had informed the staff that budgeted salary increases would follow the July 23rd meeting.

Mr. Newman provided a report that included an increased (134), person waiting list for Chestnut, Greenwoods and Laurel. He reported that the Section 8 program, while having no new clients, it had four (4) "Port Ins". The Program also had six (6) persons leaving the program or "Porting Out", and two (2) clients moving within the Program. He reported that the average Assistance Payment had risen to \$543. In addition he also reported that there were 214 clients on the program, and that there were 328 persons on the Wait List including 165 that were local. He added that the Program was undergoing a purging of its Wait List.

Under item #4 of the agenda Mr. Newman explained to the Board a number of incidents related to the letter of 6-1-12 sent to all residents of Chestnut Grove. He explained in detail the petition process of a disgruntled resident which had included communications to the Mayor (since the petitioner had chosen to involve her), the local soup kitchen and others. He read to the Board statements made by the petitioner, including a required second letter from his office to the residents, again apologizing for this gentleman's behavior. He added that a good many residents (and their children), had contacted his office expressing concerns for their parent. He explained that on two occasions he had invited the disgruntled resident to meet with him to review any and all complaints that he may have and that to date the gentleman had not responded. Following a discussion by the Board they unanimously directed Mr. Newman to contact the Housing Authority's attorney to communicate to this gentleman in a manner as



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he saw fit. They added that this disgruntled resident had spread fear, alarm and was in defiance of allowing his neighbors the right to a peaceful place to live.

Under #5 of the agenda Mr. Newman apologized to the Board as that Item had already been discussed at a past meeting and recommended to the Board that it be eliminated from the agenda.

Under Old Business, Commissioner Mickley suggested that the Executive Director initiate the purchase and arrange installation of smoking detectors at Chestnut Grove. She added that the detectors had been approved by the Board several months ago. The Board agreed and directed that Mr. Newman purchase the units. Mr. Newman informed the Board that the annual election of officers was due. In response, and following a discussion, Commissioner Iacino made a motion to resolve that the Board maintain its present officers. This was seconded by Commissioner Sullivan and unanimously approved. Also under Old Business, Mr. Newman brought to the Board's attention that he had included a typo in the April Minutes, and that the resolution referencing a change in interim reexaminations, under section 12.4, para. 12.4.1.1 Read "*The HA will conduct interim reexaminations when families have an increase income of \$400.00 or more in any 30day period*", and not *income of \$400*. He added that the recently updated Agency Books were correct and that it was just the Minutes which required correcting. Chairman Paige made a motion to correct the typo in the April Minutes, seconded by Commissioner Mickley and unanimously approved. Next, Mr. Newman offered annual contract to the Board for the professional services of those entities supporting WHA. He read the proposed fees of Ms. Wortman, CPA, Community Planners, and BIZNUZZ, comparing previous years of charges. Following a discussion, the Board unanimously agreed that these Professional contracts should be renewed. He added that HUD had again written a comment letter indicating that all issues were answered, but the one that involves the State paying itself back for the predevelopment loan with their \$3.4 MM awarded through a Bond for the Carriage Maker Place. Mr. Newman reiterated that he would keep the Board, as well as HUD informed as to the State DECD finally processing this payment.

Lastly Mr. Newman presented to the Board applications with background checks for two applicants who had extensive criminal records which included fire arms and drugs. Following a lengthy discussion the Board unanimously directed Mr. Newman to report to these applicants that they ruled that they are not eligible for WHA's senior housing communities

There being no other business, Chairman Paige made a motion to adjourn, seconded by Commissioner Sullivan and unanimously approved.

Respectfully submitted,

Fred W. Newman, Executive Director