

MINUTES.

Regular Meeting of the Board of Commissioners
of the Housing Authority of the City of Ansonia
Wednesday, July 30, 2014
6:00 p.m.

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Edward Norman
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Chairman Robert Lisi called the Regular Meeting of the Board of Commissioners of the Housing Authority to order at 6:00 p.m.

Following the Pledge of Allegiance the roll call was taken as follows:

Present: Chairman Robert Lisi
Vice Chairman Edward Norman
Commissioner Eileen Krugel
Commissioner Dan Kershaw; not present

Minutes: Commissioner Eileen Krugel made a motion to accept the minutes of the May 28, 2014 Regular Meeting of the Board of Commissioners. Vice Chairman Edward Norman seconded the motion.

The motion was approved by a unanimous vote of the Board.

Public Session: None

Review of Financial Statements:

A. Annual Audit of the Ansonia Housing Authority Fiscal Year 2013 presented by Maletta & Company

Maletta & Company presented the 2013 audit. There were three findings in the 2012 audit report and one finding from 2011. The 2013 audit had three finding as listed below.

2013:

- 2013-001 Eligibility
Housing Choice Vouchers – CFDA# 14.871
- 2013-002 Eligibility / Special Test and Provisions – Waiting List
Public Housing – CFDA#14.850
- 2013-003 Activities Allowed or Unallowed / Cost Principles
Public Housing CFDA# 14.850

2012:

- 2012-002 Eligibility (partially closed)
Housing Choice Vouchers – CFDA# 14.871
- 2012-003 Housing Quality Standards Inspections and Enforcement (closed)
Housing Choice Vouchers – CFDA# 14.871
- 2012-004 Reporting (closed)
Housing Choice Vouchers – CFDA# 14.871

2011:

2011-003 Reasonable Rent (closed)
Housing Choice Vouchers – CFDA# 14.871

Maletta & Company review the 2013 audit and answered questions of Board Members.

Vice Chairman Edward Norman made a motion to accept the audit report from Maletta & Company for 2013. Commissioner Eileen Krugel seconded the motion.

The motion was approved by a unanimous vote of the Board.

The Executive Director, Troy White reviewed the financial statements and pointed out the net provision for unrestricted reserves and reviewed the current surplus of funds at the Housing Authority through June 30, 2014.

Report of Executive Director, Troy White, gave the report.

During the report of the Executive Director, Carol Mobilio, Compliance Coordinator gave a presentation on the proposed capital project at James J. O'Donnell Apartments. The site is the Housing Authority's State Elderly property.

A six month review of the Capital Funding Program was provided. Also during the report of the Executive Director the draft pre-development schedule on Riverside Apartments was highlighted as following areas:

In July 2014:

- Draft preliminary budget for the project (development and operation)
- File Re-zoning application with the City of Ansonia
- FHLB Boston AHP application period opens 7/28

In August:

- Finalize site and building program
- Obtain cost for hard construction costs
- Finalize preliminary budget
- Work on FHLB application

In September:

- FHLB AHP application due 9/12
- Submission of demolition-disposition application to SAC for remaining 60 units.

Report of Property Manager, not given.

Report of Housing Choice Voucher Manager, Jake Scaife, gave the report.

Report of Ross Grant Coordinator/ Resident Service Coordinator, Troy White gave the report

Report of Committees:

- A. Report of Board Training

The Board of Commissioners held a training session on June 7, 2014 with Stan Quy who is a 36 year veteran of HUD in the Midwest. The topics covered were as follows:

- Public Housing commissioner fundamentals
- Non-traditional commissioner's roles and responsibilities
- Strategic Planning and management
- Public Housing changing the sphere of influence
- Formulating board policy

Unfinished Business: None

New Business:

Vice Chairman Edward Norman made a motion to ratify Resolution 2014-9 for the action the Board took at the May 30, 2014 meeting. Commissioner Eileen Krugel seconded the motion

- A. Resolution 2014-9: Ratifying the approval of the Conciliation Agreement under Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 and the Voluntary Compliance Agreement under Title VI of the Civil Rights Act of 1964 between the United States Department of Housing and Urban Development, Malika Mosley and the Ansonia Housing Authority.

The motion was approved by a unanimous vote of the Board.

Chairman Robert Lisi requested a motion for the Board of Commissioners to go into executive session to perform the evaluation and Performance Review of the Executive Director at the request of the Executive Director. Chairman Lisi also requested that the Executive Director attend the executive session.

Commissioner Eileen Krugel made a motion to go into executive session. Vice Chairman Edward Norman seconded the motion.

The motion was approved by a unanimous vote of the Board and the Board went into executive session at 7:35p.m. Vice Chairman Edward Norman made a motion to return to regular session. Commissioner Eileen Krugel seconded the motion.

The motion was approved by a unanimous vote of the Board and the Board returned to regular session at 7:52 p.m.

Commissioner Eileen Krugel made a motion to accept and approve the performance review of the Executive Director. Vice Chairman Edward Norman seconded the motion.

The motion was approved by a unanimous vote of the Board.

Vice Chairman Edward Norman made a motion to adjourn the meeting. Commissioner Eileen Krugel seconded the motion.

The motion was approved by unanimous vote of the Board of Commissioners and the meeting adjourned at 7:53pm.