

## Minutes of Meeting

The Regular Meeting of the Housing Authority of the City of Norwalk was held Wednesday November 16, 2016.

PLACE: **Central Offices**  
**24 ½ Monroe Street**  
**Norwalk, CT 06854**

PRESENT: Cesar Ramirez, Chairman  
Deidra Davis, Treasurer  
Brenda Penn-Williams, Commissioner

ABSENT: Jeffrey Ingraham Vice Chairman

ATTENDING: Curtis O. Law, Executive Director  
Candace E. Mayer, Deputy Director  
Thomas Hickey, Director of Finance  
Kras Carlucci, Director of Housing Operations  
Patricia Marsden-Kish, Director of Education  
Greg Lickwola, Construction Manager  
Tom Ivers, Choice Neighborhood Director  
Guy Rocco, Maintenance Director  
Donna Lattarulo, Esq., NHA Legal Counsel  
Chuck Moran, Vesta Corporation  
Marie Phelan Esq., Pullman & Comely, LLC  
Philip Mayfield, OKM Associates  
Debra Hairston, Housing Opportunities Unlimited  
Emendya Diaz, Housing Opportunities Unlimited  
Yolanda Ecton, Housing Opportunities Unlimited

Meeting began at 5:30 P.M.

Roll call was taken.

Chuck Moran representing Vesta Corporation and Marie Phelan of Pullman & Comely, LLC detailed the tax credits benefits created by the Cedar Court Bond Issuance. Phil Mayfield and Debra Hairston of Housing Opportunities Unlimited (HOU) presented proposed 2017 PHA Plan's Admissions and Occupancy Policy for Re-Occupancy of Washington Village. Final PHA plan will be presented at the Public Hearing scheduled December 14, 2016.

### New Business:

13-92 Commissioner Davis moved to approve:

q. Authorization of Cedar Court Bond Issuance in an amount not to exceed \$12,800,000.

Commissioner Penn-Williams seconded the motion.

#### **ACTION**

#### **AYES**

#### **NAYES**

Commissioner Ramirez  
Commissioner Penn-Williams  
Commissioner Davis

All in Favor.

Motion was carried.

Presented in the Addendum:

13-93 Commissioner Davis moved to approve:

a. Option to Purchase Agreement with the City of Norwalk dated August 16, 2013, as amended by Amendment to Option to Purchase Agreement dated February 11, 2015, collectively referred to as the "Option Agreement", for the purchase of the 13 Day Street and 20 Day Street, Norwalk, Connecticut, more particularly described as the Option Agreement.

<b>ACTION</b>	<b>AYES</b>	<b>NAYES</b>
	Commissioner Ramirez Commissioner Penn-Williams Commissioner Davis	
All in Favor.		Motion was carried.

13-94 Commissioner Penn-Williams moved to approve:

b. Resolution Authorizing Certain Acts in Connection with the CDBG-DR Funding from the State of Connecticut Acting through its Department of Housing for the Development of Washington Village Redevelopment Phase 1.

Commissioner Davis seconded the motion.

<b>ACTION</b>	<b>AYES</b>	<b>NAYES</b>
	Commissioner Ramirez Commissioner Penn-Williams Commissioner Davis	
All in Favor.		Motion was carried.

13-95 Commissioner Davis moved to approve:

t. Award of Ludlow Commons Management Services to the Human Services Council, Inc.

Commissioner Davis seconded the motion.

<b>ACTION</b>	<b>AYES</b>	<b>NAYES</b>
	Commissioner Ramirez Commissioner Penn-Williams Commissioner Davis	
All in Favor.		Motion was carried

13-96 Commissioner Penn-Williams moved to approve:

r. Revised Washington Village Mater Development Agreement by and among Trinity Washington Village Limited Partnership, Trinity Financial and the Norwalk Housing Authority.

Commissioner Davis seconded the motion.

<b>ACTION</b>	<b>AYES</b>	<b>NAYES</b>
	Commissioner Ramirez Commissioner Penn-Williams Commissioner Davis	
All in Favor.		Motion was carried

13-97 Commissioner Penn-Williams moved to approve:

p. Revised 2015 Capital Fund Revision.

Commissioner Davis seconded the motion.

**ACTION**

**AYES**

**NAYES**

Commissioner Ramirez  
Commissioner Penn-Williams  
Commissioner Davis

All in Favor.

Motion was carried

13-98 Commissioner Penn-Williams moved to approve:

u. Staff to attend Houses that Work Seminar to be held at Plymouth Memorial Hall, Plymouth MA, December 1, 2016 at a cost of \$125.00 per person.

Commissioner Davis seconded the motion.

**ACTION**

**AYES**

**NAYES**

Commissioner Ramirez  
Commissioner Penn-Williams  
Commissioner Davis

All in Favor.

Motion was carried

13-99 Commissioner Penn-Williams moved to approve:

v. Commissioners to attend PHADA'S 2017 Commissioners Conference held at the Hilton Orlando Lake Buena Vista in Orlando Florida January 6-11, 2017 at early bird registration cost of \$440 and room rate of \$197.00 per night.

**ACTION**

**AYES**

**NAYES**

Commissioner Ramirez  
Commissioner Penn-Williams  
Commissioner Davis

All in Favor.

Motion was carried

*Commissioners tabled Old Business and Department Reports.*

At 7:40

Commissioner Davis moved to adjourn the meeting.

Commissioner Penn-Williams seconded the motion.

All in Favor.

Meeting adjourned at 7:45 PM.

Respectfully Submitted,

\_\_\_\_\_  
Curtis O. Law  
Executive Director

