

Minutes of Meeting

The Regular Meeting of the Housing Authority of the City of Norwalk was held at 6:00 PM Wednesday September 20, 2017.

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

PRESENT: Cesar Ramirez, Chairman
Jeffrey Ingraham Vice Chairman
Deidra Davis, Treasurer
Brenda Penn-Williams, Commissioner
Sheri M. Brown, Commissioner

ATTENDING: Curtis O. Law, Executive Director
Candace Mayer, Deputy Director
Tom Hickey, Finance Director
Donna Lattarulo, General Counsel
Greg Lickwola, Construction Manager
Kras Carlucci, Director of Housing Operations
Guy Rocco, Director of Maintenance
Tom Ivers, CNI Director
Patricia Marsden-Kish, Director of Education
Eva Erlich, Vice President, Trinity Financial
Patrick Lee, President, Trinity Financial
Daisy Franklin, Housing Choice Voucher Representative
Keith Shannon, Innov8 Group
Keith Laska, EUX Media

Meeting opened at 6:10 PM

Roll call was taken.

During the Report of the Secretary it was noted that both Commissioners Sheri M. Brown and Jeffrey Ingraham had completed HUD LEAD THE WAY TRAINING. The suggested completion date for all commissioners is September 25th. Commissioner Ramirez suggested remaining training could be completed as a group. Daisy Franklin spoke regarding the Commissioners decision to stop drug testing of new NHA residents. She thought the drug testing was not fair, but stated that many residents feel drug testing keeps NHA community's safe. A resident letter and petition signed by several residents objecting to the change in drug testing policy was presented.

14-52 Commissioner Ingraham moved to nominate Commissioner Sheri M. Brown as Treasurer. Commissioner Davis has resigned from the Norwalk Housing Board of Commissioners

Commissioner Davis seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis

Commissioner Brown

All in favor.

Motion was carried.

14-53 Commissioner Ingraham moved to approve the minutes of January / February 2017.

Commissioner Davis seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried.

14-54 Commissioner Davis moved to approve minutes of June 21, July 10,14 & 27, August 15th, and September 06, 2017.

Commissioner Penn-Williams seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried.

14-55 Commissioner Penn-Williams moved to approve the Treasurers Report

Commissioner Davis seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried.

14-56 Commissioner Davis moved to approve Bills and Communications.

Commissioner Brown moved to second the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried.

14-57 Commissioner Ingraham moved to approve the Housing and Occupancy Report.

Commissioner Brown seconded the motion.

| ACTION | AYES | ABSTENTIONS |
|---------------|---|---------------------|
| All in favor. | Commissioner Ramirez Commissioner Penn-Williams Commissioner Ingraham Commissioner Davis Commissioner Brown | Motion was carried. |

14-58 Commissioner Davis moved to approve the Maintenance Report.

Commissioner Ingraham seconded the motion.

| ACTION | AYES | ABSTENTIONS |
|---------------|---|---------------------|
| All in favor. | Commissioner Ramirez Commissioner Penn-Williams Commissioner Ingraham Commissioner Davis Commissioner Brown | Motion was carried. |

14-59 Commissioner Ingraham moved to approve the Education Report.

Commissioner Davis seconded the motion.

| ACTION | AYES | ABSTENTIONS |
|---------------|---|---------------------|
| All in favor. | Commissioner Ramirez Commissioner Penn-Williams Commissioner Ingraham Commissioner Davis Commissioner Brown | Motion was carried. |

14-60 Commissioner Ingraham moved to approve the MOD report.

Commissioner Brown seconded the motion.

| ACTION | AYES | ABSTENTIONS |
|---------------|---|--------------------|
| All in favor. | Commissioner Ramirez Commissioner Penn-Williams Commissioner Ingraham Commissioner Davis Commissioner Brown | Motion was carried |

14-61 Commissioner Brown moved to approve **i.)** CNI Report and **j.)** the Professional Services Agreement with Innov8 and EUX Media Group of Norwalk Connecticut in the amount of \$40,000 for Washing Village Phase One Documentary Film production.

Commissioner Ingraham seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion carried.

Professional Service Agreement will be sent to Donna Lattarulo for review.

14-62 Commissioner Davis moved to approve Selection of M & R Contractors, Newfield to Replace windows at John Shostak apartments for a cost of \$133,114.

Commissioner Brown seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried

14-63 Commissioner Davis moved to approve the inclusion of 17 Supportive Housing units in the Second Phase of the redevelopment of Washington Village.

Commissioner Brown seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried

14-64 Commissioner Ingraham moved to approve HUD 2018 Fair Market Rents (FMR's) and Daycare Allowance subject to HUD rescission.

Commissioner Brown seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

14-65 Commissioner Ingraham moved approve Execution of Temporary Easement at Washington Village with the City of Norwalk Department of Public Works.

Commissioner Penn-Williams seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried

14-66 Commissioner Ingraham moved to interview two Executive Search consultants from the Boston area.

Commissioner Penn-Williams seconded the motion

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried

14-67 Commissioner Davis moved to approve Norwalk Housing CNI Representatives to attend Choice Neighborhood conference in Virginia 11/2-11/3, registration no cost, travel and lodging expenses eligible for CNI Grant expenditure.

Commissioner Penn-Williams seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried

Addendum:

14-68 Commissioner Ingraham moved to support nomination of Thomasina McClendon to the Board of Directors of the Action for Bridgeport Community Development (ABCD), Inc.

Commissioner Brown seconded the motion.

ACTION

AYES

ABSTENTIONS

Commissioner Ramirez
Commissioner Penn-Williams
Commissioner Ingraham
Commissioner Davis
Commissioner Brown

All in favor.

Motion was carried

Commissioners tabled discussion and or approval of the Union Contract, **1)** Attachment 13.

Commissioners adjourned to Executive Session to discuss Personnel, Real Estate and Resident matters.

Commissioner returned from the Executive Session and agreed to adjourn the meeting.

All in Favor. Meeting adjourned at 9:50 PM

Respectfully Submitted,

Curtis O. Law
Executive Director/ Secretary