

## Minutes of Meeting

The Regular Meeting of the Housing Authority of the City of Norwalk was held at 5:00 PM September 26, 2018.

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

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

ATTENDING: Adam Bovilsky, Executive Director  
Tom Ivers, CNI Director  
Kras Carlucci, Director of Operations  
Patricia Marsden-Kish, Education Director  
Greg Lickwola, Construction Manager  
Guy Rocco, Director of Maintenance  
Donna Lattarulo, Legal Counsel  
Rolan Young, Attorney, Reno & Cavanaugh  
Patrick Lee, Trinity Financial  
Mike Lozano, Trinity Financial

Meeting opened at 5:15 PM

Chairman Ramirez opened the meeting. Adam Bovilsky confirmed all Commissioners were in attendance.

### **Report of the Secretary**

Adam Bovilsky confirmed 10/7 and 11/14 meeting dates. He announced the new partnership with Norwalk Community College and the Norwalk Housing Foundation. He also stated that the Public Housing units of Phase I of Washington Village/Soundview Landing was fully occupied.

### **Old Business:**

Commissioners again asked about compliance with the resident participation plan as it relates to Washington Village re-occupancy. Tom Ivers provided updated data regarding families in the process of moving and final move in/move out dates. Adam explained Phase II 4% and 9% residuals and delineated income sources as they relate to WV Phase II. Patrick Lee discussed the statement of accountability, increased construction costs, and reiterated his confidence in Trinity Financial to manage their portion of Soundview Landing.

At 6:15:

Rolan Young took the floor presenting updates made to Real Estate and Financing documents for Washington Village Phase II.

At 6:45:

Chairman Ramirez asked for comments from Staff and Commissioners. It was agreed the documents presented provide Legal protection to the Housing Authority and is in line with the Master Development Agreement. Candace Mayer specified the agreements have been carefully vetted to protect The Housing Authority of the City of Norwalk and its residents.

15-42 Commissioner Ingraham moved to approve:

- b. Resolution Authorizing Certain Acts in Connection with the Redevelopment of Washington Village Phase 2 Redevelopment as set forth on Attachment 2.

Commissioner Dupervil seconded the motion.

**ACTION**

**AYES**

**Abstention**

Commissioner Ramirez  
Commissioner Ingraham  
Commissioner Brown  
Commissioner Dupervil  
Commissioner Penn-Williams

All in Favor, Motion Carried.

It was noted Item c. is included in the above resolution.

**New Business:**

Adam Bovilsky gave a preliminary introduction to Washington Village Phase III Financing. This was followed by information from Patrick Lee regarding income mix and potential resources.

15-43 Commissioner Penn-Williams move to table Department reports, Items e-l.

Commissioner Brown seconded the motion.

Commissioner discussed the reduction in HUD FMR and the impact on the NHA Payment Standards.

**ACTION**

**AYES**

**Abstention**

Commissioner Ramirez  
Commissioner Ingraham  
Commissioner Brown  
Commissioner Dupervil  
Commissioner Penn-Williams

All in Favor, Motion Carried.

15-44 Commissioner Dupervil moved to:

Approve 2019 Payment Standards as set forth on Attachment 12.

Commissioner Brown seconded the motion.

**ACTION**

**AYES**

**Abstention**

Commissioner Ramirez  
Commissioner Ingraham  
Commissioner Brown  
Commissioner Dupervil  
Commissioner Penn-Williams

All in Favor, Motion Carried.

15-45 Commissioner Penn-Williams move to;

Approve 2019 Child care Payment Rates as set forth on Attachment 13.

Commissioner Dupervil seconded the motion.

Commissioner discussed the childcare payment standards impact on tenant rent calculations.

**ACTION**

**AYES**

**Abstention**

Commissioner Ramirez  
Commissioner Ingraham  
Commissioner Brown  
Commissioner Dupervil  
Commissioner Penn-Williams

All in Favor, Motion Carried.

15-46 Commissioner Brown moved to approve Commissioners and Staff to attend PHADA Conference January 6-9, 2019 at the Hyatt Regency in Miami Florida as set forth on Attachment 14.

Commissioner Penn-Williams seconded the motion.

**ACTION**

**AYES**

**Abstention**

Commissioner Ramirez  
Commissioner Ingraham  
Commissioner Brown  
Commissioner Dupervil  
Commissioner Penn-Williams

All in Favor, Motion Carried.

At 8:30

Commissioner Penn-Williams moved to adjourn the meeting. Commissioner Brown seconded the motion. All in favor. The meeting adjourned.

Respectfully submitted,

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Adam Bovilsky  
Executive Director/Secretary