

Derby Housing Authority
Minutes September 2, 2009

A meeting of the Derby Housing Authority was called to order on **Wednesday September 2, 2009 at 6:34 P.M.** by Chairperson Rosemary Hughes.

Pledge of Allegiance.

Roll Call: Rosemary Hughes, Pauline Monaco, Darrell Cotter and Steven Nakano, Executive Director - DHA. JP Rizzitelli arrived 6:38 PM

Approval of the Minutes of August 5, 2009.

- **Motion to Approve the Minutes of August 5, 2009.**

Motion by Darrell Cotter. **Second** by Joseph Romano.

Discussion on the Motion by Rosemary Hughes, correction from the Minutes of August 5, 2009: eighth line down the word **the** to **there**.

Motion modified with the above noted changes. **All in Favor.** Motion Passes.

Additions/Deletions/Corrections to the Agenda:

- **Motion to delete under New Business item (b), Addendum to State Elderly Housing Lease & Security Deposits.**

Motion by JP Rizzitelli. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Public Portion.

Mr. Weber, resident of Guardiano Terrace. Questioned the rule regarding No Animals on the premises. He stated that he has seen a dog visiting a resident at Guardiano Terrace.

Mr. Nakano reiterated that yes there is a No Pets Allowed in the lease.

Mrs. Monaco stated that with the exception of visiting pets.

Mr. Weber stated that he did not want to file a complaint but that he wanted everyone to follow the rules.

Mr. Nakano again stated that the current leases are being reviewed with the attorney for the DHA and the proper wording will be put in place.

Mr. Cotter stated that sometimes dogs are used as therapy dogs or for the blind or in certain cases to do with ADA compliance.

Mr. Nakano made comment that they are also used for the hearing impaired. He again assured all concerned that this will be brought to the attorney and the proper language will be put in place.

Public Portion was closed.

Director's Report:

Stygar Terrace: NO VACANCIES.

Cicia Manor: #32 Ready for Occupancy September 15, 2009.
#40 Ready for Occupancy September 15, 2009.
#96 Ready for Occupancy October 15, 2009.

Lakeview Apartments: NO VACANCIES.

Bill payment report was submitted and reviewed.

Paid vouchers were submitted and reviewed.

Mrs. Hughes questioned the \$150 to Friends of Fur. Mr. Nakano stated that several residents began feeding some baby skunks and other animals at Unit #26 Stygar Terrace and they would not leave. This company was called in to capture the animals and release them elsewhere. Mrs. Hughes stated that there are have a Heart Traps that if you place a little peanut butter and cover the cage once they are caught they could also be released and that would be a lot cheaper. Again Mr. Nakano stated that he would research this.

Under Cash Disbursements Mrs. Hughes questioned Item #4851 CT Department of Labor \$126.00? Mr. Nakano stated that during recertification three persons are required. Mr. Romano asked how often and Mr. Nakano replied once a year.

Under Item #4870 Derby City Clerk \$35,587.00 was also asked by Mrs. Hughes. It was explained by Mr. Nakano that this was a trade off in taxes to the City of Derby. It works out to be 10% of the annual income to the City of Derby verses property taxes.

Under Item #4880 Mrs. Hughes wanted it on the record that Mr. Hughes did not attend the convention/training. Mr. Nakano was present and it was a typing error.

Under Item #4882 the question of payment to the City of Derby for medical for P. Casisi. Mr. Nakano stated that he thought that it was until the age of 65 or November 2010.

Mr. Nakano reported that the clearing and preparing for the new Administrative Office Building was currently taking place.

Mr. Romano stated that he recently drove by and it did not seem as though anything was done.

Mr. Nakano stated that this will be discussed further under Old Business.

There was also a rental increase for all of the Elderly Complexes.

Section 8 Program:

Landlord checks for the month of September, 2009 were processed and mailed out.

PIC reporting is currently at 100%, therefore there will not be any sanctions for the month of August.

- **Motion to accept the Director's Report as presented with all questions answered.**

Motion by JP Rizzitelli. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Old Business:

One of the most recent obstacles with the new DHA offices was the position of a street light. One suggestion was to remove it totally and place lights on the exterior of the building. Another concern was with drainage; once the cement slab was broken and removed the soil had to be tested by sending it to a laboratory. It has been indicated by the contractor that soil testing is not in the scope of the contract and it would bear additional cost to the project. A certificate of inspection must be issued by a licensed company before the soil can be reused. One recommendation was to get the price for decontaminating the soil versus buying new and also to look into it further as to who is responsible for the additional costs.

Mr. Nakano stated that he would research the matter and report back to the members.

New Business:

Mr. Nakano noted the proposals for the rent increases and stated that he had visited all sites and spoke with the residents.

- **Motion to Adjourn at 6:58 PM.**

Motion by JP Rizzitelli. **Second** by Pauline Monaco. **All in favor.** Motion Passes.

Respectfully submitted,

Laura A. Wabno
Recording Secretary

These minutes are subject to approval of the DHA Commission at their next regularly scheduled meeting.