

Derby Housing Authority
Minutes
April 2, 2014

The meeting of the **Derby Housing Authority** was called to order at **6:35 PM** by Joseph Romano, Chairman on **Wednesday April 2, 2014**.

Pledge of Allegiance.

Roll Call: Joseph Romano - Chairman, Pauline Monaco, Stanley Muzyk, Robert Muoio and Steven Nakano, Executive Director. Quentin Garatoni excused absence.

Approval of the minutes of March 5, 2014.

- **Motion to approve the minutes of March 5, 2014.**

Motion by Robert Muoio. **Second** by Stan Muzyk. **All in Favor.** Motion Passes.

Additions, Deletions or Corrections:

- **Motion to remove Item 9a. from the agenda – *Resolution for property purchase of the Barron Block Housing Project.***

Motion by Stan Muzyk. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

Public Portion:

Gregory Jalowiec - 13 Stygar Terrace Derby. Mr. Jalowiec asked for an update with regards to the Community Room at Stygar Terrace with the recent asbestos problem detected?

Joe stated that there was a concern with regards to asbestos that was noted recently by a resident. With that the DHA in turn notified the proper authorities and that a portion of the room will be blocked off and sealed and that the testing has begun. Steve noted that the asbestos was found in the under laying tiles. The next step is to hire a licensed Environmental Engineering company approved by the State of Connecticut and OSHCA.

Mr. Jalowiec asked if there was any other asbestos found other than in the tiles such as the paint on the walls and in the heating baseboards? He also noted that one day shortly after the original testing the removed tiles were found thrown in the residents dumpster out back.

Steve stated that once it was brought to his attention the tiles were removed and secured in an isolated area and will be taken away with the asbestos cleanup. The testing will continue and Joe stated that he will have a more detailed report as soon as possible.

Mr. Jalowiec asked how long this will take. Steve and Joe both echoed that it is not that simple. First a plan has to be put in place and determined the extent of the asbestos. Once the

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entire site has been examined and tested and the extent is determined there must be three proposals from licensed approved vendors from the State of Connecticut before the DHA can proceed.

Residents from Stygar Terrace echoed in that this is a major inconvenience for the residents being not able to do their laundry not to mention the added expense. One resident was quoted as saying it cost them over \$8.00 at a local laundry mat. Joe stated that he will work with Steve and the other commissioners to come to a temporary solution for the residents perhaps having them go to one of the other sites to do laundry while a solution to this problem is put in place and during the cleanup at Stygar Terrace. Joe said he will keep the residents posted as the process proceeds.

Director's Report: April 2014

Stygar Terrace: NO VACANCIES.

Cicia Manor: NO VACANCIES.

Lakeview Terrace: NO VACANCIES.

Miscellaneous:

Bill report placed on file.

Paid vouchers and bills placed on file for review.

Section 8 Program:

Landlord checks for the month of April, 2014 were processed and mailed out.

Paid vouchers and bills have been submitted for review.

PIC reporting currently at 98% there will not be any sanctions.

- **Motion to approve the Director's Report for April, 2014 as presented by Steven Nakano, Executive Director.**

Motion by Stan Muzyk. **Second** Robert Muoio. **All in Favor.** Motion Passes.

OLD BUSINESS:

Update on the progress of the Barron Block Housing Project.

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Rob asked if **No Trespassing/No Loitering** signs can be put in place to deter unwanted visitors. He also made note of the large amounts of garbage that was left behind not only in the streets and in the apartments and what was happening there. Steve stated that they DHA are working with the Derby Public Works Department. Joe and Rob also made note of a low lying roof above the tunnel which could allow access to the building once again and cause further damage and allow entrance to the building. Joe stated that they will look into securing and blocking the area mentioned. Rob made note that there has been a lot of piping stolen from vacated houses and buildings and this is another reason to be certain that the building is secure.

Joe was given the information of the head teacher of Emmett O'Brien Technical School, Building Department Chris Sansone to perhaps do some of the work once the DHA is ready to proceed.

Joe made note that as the process continues with the Barron Block Building he will keep the commissioners and the public informed.

Executive Session:

- **Motion to go into Executive Session to discuss employee contracts with no action to be taken at the end of Executive Session.**

Motion by Stan Muzyk. **Second** Robert Muoio. **All in Favor.** Motion Passes.

Adjournment:

- **Motion to Adjourn at 6:55 PM.**

Motion by Stan Muzyk. **Second** by Robert Muoio. **All in Favor.** Motion passes.

Respectfully submitted,

Laura A. Wabno

Recording Secretary

*These minutes are subject to the approval of the Derby Housing Authority Commissioners at their next scheduled meeting