



Motion was made to accept the Executive Director's report for the month of March 2015.

MOTION: Barbara English VOTE: Unanimous

SECOND: Evelyn Garofolo

**FINANCE DIRECTOR'S REPORT**

**ITEM #5**

Liz Sulik explained the financial statements for the period ending March 31, 2015. The first statement was for E5, 179, 201, Shiloh and Lucas Gardens, our state elderly units. For the period, we have a net loss of \$20,776.08.

Commissioner Bishop asked how the loss will be covered. Liz Sulik responded that because it is at the beginning of the year, she is hoping that tenant's incomes increase and some of the expenses will even off, such as the utility costs. The wages and corresponding benefits were calculated using 2014 numbers because negotiations were not yet completed, so those numbers will increase. Kevin added that the Authority pays for the heat at Shiloh Gardens and typically gets hit with a large heating bill at the beginning of the year, which evens off over the course of the year.

The second statement explained was for MR-71, Meadowview Manor, our state family units. The period ended with a net loss of \$21,282.00. PILOT is at zero, even though we continue to budget for it because we do not know when we will have to start paying it.

The third statement was for our DSS Program, which had a net gain of \$8,876.02.

Motion was made to accept the Finance Director's report for the month of March 2015.

MOTION: Ken Bishop VOTE: Unanimous

SECOND: Evelyn Garofolo

**HOUSING AUTHORITY ATTORNEY'S REPORT**

**ITEM #6**

Attorney Florek explained that he was unable to make copies of his semi-annual report because of copying machine problems but would give an overview at this meeting and get them copies of his report.

During the period October 1, 2014 through March 31, 2015, 50 tenants were served with notices to quit, which is higher than usual. Of the 50 served, 6 were evicted and 5 entered into court ordered stipulations allowing them to make payment arrangements and continue to stay. The remainder, or roughly 80%, either paid in full or made payment satisfactory enough to have their case dropped. The total amount of money owed by tenants living in the Authority is approximately \$17,000, down from the \$33,000 it was as of September 30, 2014. The main reason for this reduction is because of the court settled dispute of an accused tenant's non-reporting of income, which was approximately \$9,000 less than thought.

John Florek added that Kevin Nelson is continuing in the ongoing fight with the cable and DirecTV providers to make them comply with the Authority's rules for installing cable services. DirecTV is currently banned from housing authority property.

At this point, Commissioner Malloy proposed the following motion: That Kevin Nelson, as the Executive Director of the Stratford Housing Authority, be authorized to institute a lawsuit against any vendor that comes onto our property without proper authorization and causes damage that requires repair. Further, this is a standing motion to allow the Executive Director to take that action without having to come back to the Board. The motion was seconded by Commissioner English. Vote was unanimous. Commissioner Bishop asked if this makes sense when figuring the cost of the repairs versus legal action. Attorney Florek explained that it would depend on the extent of the damages, but the Authority needs to take some action to bring it to the supplier's attention and to get them to know we are serious about this matter.

Attorney Florek added that the Authority has implemented the Trespass Policy and five individuals have been put on the list to date. This is a two-fold process not only to have the trespasser arrested but to be able to take legal action against the tenant allowing the trespasser on the property. Hopefully this will help us deal with problems of a quality of life nature.

Motion was made to accept the Housing Authority Attorney's report as presented.

MOTION: Ken Bishop VOTE: Unanimous

SECOND: Barbara English

**DISPOSAL OF ASSETS**

**ITEM #7**

**Resolution # 8-2015**

Resolved: That the following assets be disposed of to the dump as they are determined to have no scrap, salvage or sale value:

FEDERAL:

<u>Asset Number</u>	<u>Item</u>
12817	Compressor 6-Gal. Tank Porter-Cable (Maintenance Tool Room @ 98 Gregory Circle)

11976	Hotpoint Refrigerator (32 Gregory Circle)
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MOTION: Tom Malloy VOTE: Unanimous

SECOND: Ken Bishop

**MAY BOARD MEETING**

**ITEM #8**

Kevin Nelson explained that both he and Lisa Mastro would be on vacation in May and it was likely that the May board meeting would be adjourned until June. The May meeting is not historically a busy one and Kevin advised the Board that it is likely he will be contacting them to inform them of the adjournment. Everyone was in agreement.

**LECARDIO PROCEEDS**

**ITEM #9**

Kevin explained that no action will be taken on this today but maybe in June. He explained that years ago there was a development called LeCardo Apartments, which the Town convinced the Housing Authority to purchase. The Authority tried to renovate it, but the buildings were very old and it was never successful. The buildings were eventually knocked down and the property sold to Habitat for Humanity. The Authority received \$137,000 and has put that money aside for almost 10 years. Kevin feels that the money can be used to purchase one or two houses and rent them out privately as Housing Authority property. Kevin would like to come up with a strategy and set up a steering committee including some board members for discussion at the June meeting.

**UNION AGREEMENT (Executive Session)**

**ITEM #10**

Kevin Nelson asked if everyone had reviewed his memo and corresponding resolution and if anyone had any questions. If discussion was needed, they would go into Executive Session. Kevin explained that we previously negotiated the raises and health care contributions for one year because we did not know what the health care increase would be. Now that we have that information, we have agreed to a 2.5% wage increase for 2016 and 2.5% in 2017, with an additional employee co-pay of .5% in 2016 and .5% in 2017 toward health care expense. Kevin feels the big impact on the affordable health care act will come in 2018 so at that time unions and management may have to negotiate big changes because it will be a huge financial burden.

**Resolution #9-2015**

**Agreement between the Stratford Housing Authority and The Federation of Stratford Housing Authority Employees, Local 134 International Federation of Professional and Technical Engineers, AFL-CIO, January 1, 2015-December 31, 2017 – Amendment to Sections 15.2 and 21.2(a).**

Resolved: That the Union Agreement changes are approved as presented. All non-union employees will receive the same raise percentage and benefit package as the union employees. Further, the Executive Director is authorized to effect all necessary changes to the Union Agreement and the Chairman and Executive Director are authorized to sign the agreement. Further, there will be no increase in the Executive Director salary for 2016 and 2017.

MOTION: Tom Malloy

VOTE: Unanimous

SECOND: Evelyn Garofolo

**NEW BUSINESS**

**ITEM #11**

Commissioner Malloy commented that the Board had previously discussed the possibility of the Authority developing or acquiring other properties, and he and Kevin subsequently had a conversation with the Mayor's office. He received a call from the Mayor about a certain property that may become available. It was decided that the Chairman, Ken Bishop, Tom Malloy and the Executive Director would form a committee to work on this matter.

**ADJOURNMENT**

**ITEM #12**

Motion was made to adjourn.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Barbara English

Adjournment: 12:50 p.m.

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Kevin S. Nelson, Secretary