



The Meadowview Manor \$5 million renovation is moving along and almost complete. Our Maintenance and Property Management staff, especially Joe Ganino, Paul Hoydick and Brenda Rosado, has done an excellent job mitigating tenant relocation, which was virtually eliminated. Also, there may be money left over for new railings and plantings to improve the aesthetics of the development.

State PILOT (Payment in Lieu of Taxes) is not in the state budget this coming year, and we may have to pay the PILOT for our state family units in the approximate amount of \$60,000, which is budgeted for. Apparently, there is a long history of OPM removing the PILOT money and it is always a fight to put it back. This year was no different, but at the very end legislative leadership felt that municipalities are getting a significant increase in municipal aide and many PILOTs were reduced. According to ConnNahro's lobbyist, there may be willingness to put language into the budget implementation bill that would not allow municipalities to assess this property tax.

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

MOTION: Barbara English VOTE: Unanimous

SECOND: Evelyn Garofolo

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

MOTION: Barbara English VOTE: Unanimous

SECOND: Evelyn Garofolo

#### **FINANCE DIRECTOR'S REPORT**

##### **ITEM #5**

Kevin explained that Liz had no report this month and because she follows Summer Hours, Kevin told her she did not need to attend the meeting.

Kevin noted, however, that the Authority had its annual audit last week and the auditor communicated to Kevin, via email, that there were no findings. The written report will take some time to receive.

#### **HOUSING AUTHORITY ATTORNEY'S REPORT**

##### **ITEM #6**

Attorney Florek stated that the Authority is the Respondent in a CCHRO complaint lodged by Gary Fuller, a tenant in one of our elderly developments. He is claiming racial discrimination. Attorney Florek gave a description of the complaint issues and a discussion was held regarding the difficulties of dealing with certain tenant populations. Our response has been submitted and it will be some time until the next step is taken. There is no question the Authority followed proper procedures. Attorney Florek explained that he will keep the Board posted on this matter.

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 # 10-2015**

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>
12130	Hotpoint 24" Stove (470 Woodend Road)
11970	Hotpoint Refrigerator (470 Woodend Road))

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Barbara English

**LECARDO PROCEEDS**

**ITEM #8**

Kevin explained that he is still researching the possibility of using the proceeds from the Agresta Terrace property to purchase one or two houses and rent them out privately as Housing Authority property. With the current real estate market, we could essentially buy something in the neighborhood we want for approximately \$160,000 to \$175,000. The \$137,000 we have could provide a down payment for two houses. Kevin stated that this would be the first and very small step to starting a private market housing section for the Housing Authority. Kevin will keep working on this and hopefully have a report by late September as he would like to begin the process of purchasing at least one house by mid-Fall.

**ANNUAL MEETING / ELECTION OF OFFICERS**

**ITEM #9**

Kevin Nelson suggested the dates of July 1<sup>st</sup> and July 8<sup>th</sup> as possible annual meeting dates, which is for election of officers and to address any other important matters that may arise. July 1<sup>st</sup> was not good for Attorney Florek, so Kevin asked everyone check their schedule for July 8<sup>th</sup>. In the meantime, Kevin will check with Tom Malloy regarding his availability.

**NEW BUSINESS**

**ITEM #11**

Kevin Nelson, on behalf of the Board and the Housing Authority, thanked Art Miller for all his years of service as an employee, a Commissioner and a Chairman. Art Miller stated that his 40 years in public housing is coming to an end and he has enjoyed being on the Stratford Housing Authority board because we have a good group of commissioners who get along.

Attorney Florek stated that the Town Council will receive Art's notice in early July but will most likely not make another appointment immediately, so Art will likely remain in his position for a couple more months.

**ADJOURNMENT**

**ITEM #12**

Motion was made to adjourn.

MOTION: Ken Bishop

VOTE: Unanimous

SECOND: Barbara English

Adjournment: 12:35 p.m.

---

Kevin S. Nelson, Secretary