

CITY OF DERBY
DERBY HOUSING AUTHORITY
Minutes – February 1, 2017

The meeting of the **Derby Housing Authority** was called to order at **6:30 PM** by Linda Fusco, Acting Chairwoman of the Derby Housing Authority Wednesday – **February 1, 2017**.

Acting Chairwoman, Linda Fusco welcomed all present.

Pledge of Allegiance.

Roll Call: Acting Chairwoman Linda Fusco, Commissioner Pauline Monaco, Commissioner Stan Muzyk, Commissioner Adam Pacheo and Steven Nakano, Executive Director.

Also present was newly appointed Commissioner Kathi Ducharme. Ms. Ducharme was sworn in as a DHA Commissioner earlier in the day by Mayor Anita Dugatto.

Approval of the Minutes of January 4, 2017.

- **Motion to approve the minutes as presented for January 4, 2017.**

Motion by Adam Pacheo. **Second** by Pauline Monaco. Kathi Ducharme, abstain. **All in Favor.** Motion Passes.

Additions, Deletions, or Corrections:

- **Motion to add the following items to the agenda.**

- 8a.** Permanent nomination of a new Chairperson.
- 8b.** Discussion of a bill from WPCA.
- 8c.** Dissolution of the Barron Block Sub-committee.

Motion by Linda Fusco. **Second** by Stan Muzyk. **All in Favor.** Motion Passes.

Public Portion:

Mike Cotella – 232 Hawthorne Ave. Derby. Mr. Cotella came here tonight to introduce himself to the Board of Commissioners. He stated that he recently bought a house in Derby and was looking to get involved in the City of Derby and was going to meetings of the various boards and commissioners to get a better understanding of Derby.

Commission members welcomed him to Derby and wished him the best of luck.

Public portion closed.

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Old Business: None.

Acting Chairperson, Linda Fusco stated that she followed up Ms. Swinski and Mr. Meaney's concerns regarding Guardiano Terrace. With reference to the gaps in walkways and the parking lot Mrs. Fusco made note and took pictures to share with commissioners tonight. She advised the Executive Director to contact McManus Construction and to have the issued resolved even if temporary until the hot patch company opens up in the spring by using a cold patch available at Home Depot.

Also, she walked the stairwells and saw the items left by residents. It was discussed and determined by the commissioners that signs be placed throughout the stairwells and in the community room telling the residents that all items will be removed in two weeks from February 1, 2017 and if it is something they want they must remove it or the maintenance crew from the Derby Housing Authority will remove it.

- **Motion to have signs placed at Guardiano Terrace for the removal of discarded items left in the stairwells and walkways.**

Motion by Linda Fusco. **Second** by Stan Muzyk. **All in Favor.** Motion Passes.

New Business:

8a. Permanent nomination of a new Chairperson.

- **Motion to nominate a permanent Chairperson.**

Discussion on the motion: It was reported that Mayor Dugatto has requested a waiver from HUD to allow Mr. Pacheo to serve as a Commissioner on the Board of Directors of the Derby Housing Authority. Said waiver had not been received prior to tonight's meeting.

Mr. Pacheo addressed the commissioners stating that he wished to remain on the board of commissioners. He further stated that he made a full disclosure to the Mayor that he was a HUD landlord and was told by the Mayor and the Corporation Counsel Tom Welch that this was not an issue. Mr. Pacheo is looking forward to moving forward and will comply with the HUD decision.

A recommendation to delay the nominations until Commissioner Adam Pacheo has received his waiver to serve as a Commissioner of the Board of Directors of the Derby Housing Authority.

- **Motion to delay the appointment of a new Chairperson.**

Motion by Linda Fusco. **Second** by Pauline Monaco. **All in Favor.** Motion Passes.

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8b. Discussion of a bill from WPCA.

Executive Director Nakano provided a copy of a bill from WPCA in the amount of \$17,378.74 for the Barron Block property. Mr. Nakano stated that this bill is from the transition from the previous owner to when the DHA gained possession. This bill was brought up at one other time and the DHA considered the matter closed.

Ms. Fusco offered to look into the matter with the Mayor and the WPCA and will report back to the board.

No action required.

8c. Dissolution of the Barron Block Sub-committee.

Acting Chairwoman stated the Barron Block has been an issue for many years. In the beginning there was mention from the City of Derby that the potential parking could be resolved through the future empty lots due to two homes being torn down. However, once the lots became available the city wanted the Housing Authority to purchase the lots. Executive Director Nakano further stated that another option was to remove two of the units at Cicia Manor and relocated those residents into the Barron Block. This proposal was also stopped.

The third proposal recently came from Dr. Matt Conway the superintendent of the Derby School system with a project called "*Champion 14 and Beyond*". The proposal still had to be worked on and brought back once Dr. Conway was able to get everything in order. To date the housing authority has not heard back from Dr. Conway.

Discussion continued amongst the commission members with a general consensus to look into moving forward and contacting Dr. Conway if his proposal is still doable or if the next best option would be to place the building up for sale.

The commissioners asked the Executive Director to contact Dr. Conway and to ask where the project "*Champion 14 and Beyond*" currently stands.

- **Motion to dissolve the current Barron Block sub-Committee.**

Motion by Linda Fusco. **Second** by Pauline Monaco. **All in Favor**. Motion Passes.

Director's Report:

The Director's Report for **January, 2017** was presented by Steven Nakano, the Executive Director.

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Director's Report:	January, 2017
Stygar Terrace:	No Vacancies.
Cicia Manor:	No Vacancies.
Lakeview Apartments:	Unit #8 ready for occupancy as of March 1, 2017. Unit #10 leased as of January 1, 2017

Miscellaneous:

Bill payment report placed on file.

Paid vouchers and bills placed on file for review.

Section 8 Program:

Landlord checks for the month of February, 2017 were processed and mailed out.

Paid vouchers and bills for Section 8 placed on file for review.

PIC reporting is currently at 100%

- **Motion to approve the Director's Report for February, 2017 as presented.**

Motion by Pauline Monaco. **Second** by Adam Pacheco. **All in Favor.** Motion Passes.

**All reports will be placed on file with the filing of the minutes of the Derby Housing Authority of February 1, 2017 at the Derby Housing Authority Offices located at 101 West Fourth Street, Derby, CT.

Adjournment made by Acting Chairperson, Linda Fusco at 7:38 PM.

Respectfully submitted,

Laura A. Wabno
Recording Secretary

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