

HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN  
16 ARMISTICE STREET, NEW BRITAIN, CT 06053

BOARD OF COMMISSIONERS  
MEETING MINUTES FOR

**July 19, 2023**  
**6:00 PM Eastern Time**

The Board of Commissioners of the Housing Authority of the City of New Britain held a meeting on July 19, 2023, at 6:00 p.m.

Present: Chairman Anthony Bianca (arrived at 6:13 p.m.)  
Vice-Chair Stanford Leby  
Commissioner Paul Edwards  
Commissioner Alex Rivera

Also present: Executive Director John T. Hamilton  
Director of Operations Tracy Blackwell  
Justin Dorsey City of New Britain representative  
Laura Woods Representative of Censere Consulting  
Co-Developer representative Todd McClatchy of JHM Group (Via Zoom)  
Nutmeg Planners Representative Kurt Harrison (Via Zoom)  
JHM Group Andrew Murray (via Zoom)

Vice Chair Stanford Leby opened the meeting and called for roll call at 6:04 p.m. Declaring a quorum present he opened the floor for public participation.

PUBLIC PARTICIPATION: None

APPROVAL OF MINUTES: Vice Chairman Leby called for a motion to approve the special minutes for April 26, 2023. Moved by Commissioner Edwards, Seconded by Commissioner Rivera. Motion carried.

ACCEPTANCE OF EXECUTIVE DIRECTOR'S & FINANCE EXPENDITURES REPORTS:

During the meeting, Executive Director John Hamilton provided an update regarding the Center of Excellence's progress in attracting traffic and the attention of other agencies. The YWCA program has been initiated, and the Resident Services Department is actively conducting assessments of residents who will temporarily relocate during the RAD construction. This effort aims to gain a comprehensive understanding of their needs and ensure a smooth transition, with the NBHA's assistance. The Center of Excellence has also established valuable partnerships with community agencies to facilitate residents' transitions through workshops and training. The Oval Grove roof project is making significant progress, and renovations in our community rooms are underway. We are excited to reopen these spaces for our residents and are concurrently updating the community room policy for usage

guidelines.

Vice-chair Lebbly shared that he has received reports and concerns from residents who perceive the conversion negatively, believing that we are demolishing rather than rebuilding and bringing back the same families. In response, Executive Director John Hamilton emphasized the importance of changing this perception by proactively communicating construction-related information directly to our residents, ensuring they receive accurate updates from the housing authority. Acceptance of the Executive Director's & Finance expenditures report for April/May/June 2023. Moved by Vice Chair Lebbly, Seconded by Commissioner Rivera. Motion carried.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- Discussion on RAD Initiative:  
Chairman Bianca provided an update on his participation in a meeting that included Executive Director John Hamilton, the Mayor of the City of New Britain, and other stakeholders. The meeting centered around the detailed planning of the RAD project and its anticipated outcomes. The city has expressed unwavering support for this project, with unanimous backing, recognizing its profound positive impact on the entire city. This initiative stands as the most substantial development effort to date, and Chairman Bianca expressed pride in being a part of it. Chairman Bianca invites Co-developer Todd McClutchy of JHM Group to introduce himself. Todd proceeds to provide an overview of his company and the range of services they offer, with a particular emphasis on their expertise in private-public partnerships. He highlights their experience in collaborating with housing authorities, engaging with residents, and working closely with other key stakeholders within the community. Their primary focus is on the redevelopment of housing, with a strong commitment to creating a cohesive community that seamlessly integrates with its surrounding neighborhoods. Todd stresses that their ultimate goal is to construct a community that not only thrives but is also warmly embraced by the city as a whole. He expresses eagerness to share their design and conceptual ideas in the near future and encourages active collaboration with the City throughout this process. Commissioner Edwards inquired about the current status of the project and what we anticipate for the next 12 months, specifically looking ahead to the end of 2024. Todd from JHM Financial Group responded by stating that NBHA had recently signed an agreement with the co-developer just last month, marking the commencement of the master planning phase. They have engaged architects and engineers to begin formulating a plan for the development of streets and new housing that aligns with the residents' needs. This plan will serve as the foundation for initiating the relocation and redevelopment process, which is targeted to begin in early 2024. Over the upcoming half-year period, our focus will be on strategic planning for development, including engineering considerations. We will engage in discussions regarding the financial aspects of the project, working diligently to secure the necessary approvals that will pave the way for the redevelopment initiative. Throughout this process, we are committed to maintaining open communication with both the housing authority and its residents, ensuring that everyone is well-informed at every stage of the journey. Commissioner Edwards

inquired about Kurt's role in the project, and Kurt, representing Nutmeg, provided the following response: Nutmeg, a small firm based in Hartford, CT, specializes in effective resident relocation strategies. We excel in leveraging local resources to meet the quotas for small, minority, and women-owned businesses. Additionally, we collaborate closely with the city to involve residents as trade members in the project. Our primary responsibility will involve conducting outreach efforts to actively engage with the community.

- Approval of resolution#23-013: resolution writing off uncollectible rents Under the Federally Funded Low Rent Housing Program for the quarter ending June 30, 2023, in the amount of \$8,940.72. Moved by Vice-Chair Lebby, Seconded by Commissioner Rivera. Motion carried.

There being no other business for discussion, Chairman Bianca called for a motion to adjourn at 6:49 p.m. Moved by Vice Chair Lebby and seconded by Commissioner Rivera. Motion carried.

Date: \_\_\_\_\_

\_\_\_\_\_  
John T. Hamilton, Executive Director