

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

BOARD OF COMMISSIONERS  
ANNUAL SPECIAL MEETING MINUTES FOR

March 15, 2023

**Jane Johnson Community Room  
Mt. Pleasant  
18 Armistice Street  
New Britain, CT. 06053**

The Board of Commissioners of the Housing Authority of the City of New Britain held a regularly scheduled meeting on March 15, 2023, at 6:00 p.m.

Present: Chairman Anthony Bianca  
Commissioner Paul Edwards  
Commissioner Alex Rivera

Also present: Executive Director John T. Hamilton  
Director of Operations Tracy Blackwell  
The City of New Britain Representative Justin Dorsey

Chairman Bianca opened the meeting and called for roll call at 6:02 p.m. Declaring a quorum present he opened the floor for public participation.

PUBLIC PARTICIPATION: None

APPROVAL OF MINUTES: Chairman Bianca called for a motion to approve the minutes for February 15, 2023, Regular Meeting. Moved by Commissioner Rivera, Seconded by Commissioner Edwards. Motion carried.

ACCEPTANCE OF EXECUTIVE DIRECTOR'S & FINANCE EXPENDITURES REPORTS:  
Executive Director John Hamilton updated the board on the purchase of property at 51 Armistice Street in New Britain, CT. the original asking price \$165 we put in an offer for \$165 with a clause that we would go up to \$5 over the highest bidder. The owners decided to pull it off the market after asking for \$175k cash. John declined. The seller is looking to get more offers before selling. Will be put back on the market soon and we will revisit. Acceptance of the Executive Director's & Finance expenditures report for February 2023. Moved by Commissioner Rivera, Seconded by Commissioner Edwards. Motion carried.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- Approval of Resolution #23-007: To Authorize the Executive Director to enter into a contract with Pioneer Builders to renovate the community rooms of the Graham, Ribicoff, Kennedy, and Knapp Village Developments in the total amount of \$409,223.00. John reported that funds from the Capitol fund will be used for this project. The Director of Operations reported that the community rooms are in bad shape and are in desperate need of an upgrade so that we can provide a safe and clean community space for residents. It will also allow us the opportunity to revise our policy for use of the community room as it took some abuse over the years. We are also considering keyless entry so that we can track the usage of the room. Renovation set to begin this May. Moved by Commissioner Rivera, Seconded by Commissioner Edwards. Motion carried.
- Approval of Resolution#23-008; To approve the submission of the significant amendment to the Housing Authority of the City of New Britain's Annual Plan for FY2023. Mr. Miller of Censere Consulting explained that every year the Housing Authority submit its Annual plan for the following year. We have already gone through that process for 2023. It was submitted to HUD and approved. Since then we have begun applications process for the RAD conversion which will be a huge part of our annual plans moving forward. The significant amendment is to acknowledge that we are now including the RAD conversion into our Annual Plan for 2023. Moved by Commissioner Rivera, Seconded by Commissioner Edwards. Motion carried
- Approval of resolution #23-006: To authorize the Executive Director to designate Mt Pleasant Community Partners as the Co-Developer for the Redevelopment of the Mount Pleasant and elderly and Bond Street Development. NBHA went through the RFP process to hire a co-Developer for the RAD conversion. There was a five member review committee that participated in the evaluation and scoring process of each developer. Each developer was interviewed by the committee. Each Developer was asked to submit their best and final offer. Moved by Commissioner Rivera, Seconded by Commissioner Edwards. Motion carried
- There being no other business for discussion, Chairman Bianca called for a motion to adjourn at 6:33 p.m. Moved by Commissioner Rivera, Seconded by Commissioner Edwards. Motion carried.

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

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John T. Hamilton, Executive Director