

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

BOARD OF COMMISSIONERS
MEETING MINUTES FOR

September 20, 2023
6:00 PM Eastern Time

The Board of Commissioners of the Housing Authority of the City of New Britain held a meeting on September 20, 2023, at 6:00 p.m.

Present: Chairman Anthony Bianca
Vice-Chair Stanford Lebby
Treasurer Frank Marrocco
Commissioner Paul Edwards

Also present: Executive Director John T. Hamilton
Director of Operations Tracy Blackwell
Justin Dorsey City of New Britain representative
Laura Woodie Representative of Censere Consulting

Chairman Bianca opened the meeting and called for roll call at 6:03 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 July 19, 2023. Moved by Vice Chair Lebby, Seconded by Commissioner Edwards. Motion carried.

ACCEPTANCE OF EXECUTIVE DIRECTOR'S & FINANCE EXPENDITURES REPORTS:

During the board meeting, Executive Director John Hamilton provided several updates. He mentioned the completion of the roofing project and ongoing evaluation of the building's siding to improve its overall appearance. Additionally, he addressed challenges such as drainage issues in wetland areas, which were promptly addressed by pumping out the affected areas and monitoring them.

Regarding the Center of Excellence, the YWCA's pilot program is progressing well, with plans to commence the practical training phase for four cohorts/businesses. However, they have encountered issues related to bathroom access in collaboration with the state and city.

Other partnerships are actively running programs for our residents at the Center of Excellence, covering topics like teen programs, budgeting, home ownership, and potential training on the use of Narcan. NBHA was also awarded the Merit NAHRO award, which will be presented at the upcoming conference in New Orleans. This recognition highlights our commitment to providing wrap-around services to residents, emphasizing that we address factors contributing to homelessness, not just housing.

The Housing Choice Voucher (HCV) program's Section 8 waiting list, open since 2015, saw an overwhelming response, with over 6,000 online applications and additional paper applications. A lottery will be held to select 1,500 waiting list recipients.

Regarding union negotiations, which have been ongoing since 2021, the board reached a consensus, leading to one of the resolutions presented during the meeting. It is hoped that the union will ratify this resolution and the contract.

Renovations to the community rooms are progressing, with approximately 40% completion. In response to Vice Chair Lebby's question about the kitchen in the community rooms, John explained that they would be replaced with kitchenettes and serve as warming stations, offering access to a kitchen sink and refrigerator but no stove.

John was elected to serve on the board of the Connecticut chapter of the NAHRO organization. Finally, the meeting concluded with the acceptance of the Executive Director's and Finance Expenditures report for July 2023, which was moved by Vice Chair Lebby and seconded by Commissioner Rivera, Motion carried.

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

- Discussion on RAD Initiative:
During the board meeting, Laurie Woodie from Censere Consulting provided an update on our ongoing efforts with RAD. She mentioned that we are currently awaiting HUD to incorporate our acreage into the PIC system, which plays a crucial role in assessing our portfolio. Additionally, Mrs. Woodie informed the board that NBHA had conducted an appraisal of our property, a critical step in determining the precise acreage.

Furthermore, Mrs. Woodie disclosed that we are exploring the possibility of dealing with Brownfield. In the course of our environmental assessment, it came to light that there are soil contaminants and underground electrical wires containing asbestos on our property. As a result, we are in the process of seeking assistance from Brownfield, with a potential budget of 3.8 million required to complete the environmental project. It's worth noting that we may ultimately need 5.6 million to include demolition.
- Approval of Resolution #23-014: to accept the contract agreement Between Local #1186, AFSCME-Council 4 and The Housing Authority of the City of New Britain From January 1, 2022 – December 31, 2024. Moved by Treasurer Frank Marrocco and seconded by Commissioner Edward. Motion carried.
- Approval of Resolution #23-015: resolution approving an exclusive option agreement between The Housing Authority of the city of New Britain ("NBHA") and Urban Unlimited Inc. ("incorporation") and authorization
For the corporation to assign the said option to an instrumentality Or an affiliate thereof of applying for a targeted brownfield development loan program from the Department of Economic and Community Development ("dec'd" for the redevelopment

of the Mount Pleasant Development for twelve months commencing on September 22, 2023, and ending September 21, 2024. Moved by Vice Chair Leppy. Seconded by Treasurer Frank Marrocco. Motion carried

- Chairman Bianca calls for a motion to **remove** resolution #23-0016 from the agenda: Approval of Resolution # 23-016: approval of a resolution authorizing memorandum of agreement between the Housing Authority of the city of New Britain and the Urban Unlimited, Inc. Moved by Treasurer Marocco. Seconded by Vice Chair Leppy.

There being no other business for discussion, Chairman Bianca called for a motion to adjourn at 6:35 p.m. Moved by Vice Chair Leppy and seconded by Commissioner Edwards. Motion carried.

Date: _____

John T. Hamilton, Executive Director