

**MINUTES OF THE REGULAR MEETING
Of
The Board of Commissioners
Of
The Housing Authority of the City of Hartford**

**March 10, 2020
5:30 p.m.**

The Board of Commissioners of the Housing Authority (“Authority”) of the City of Hartford held a Regular Board meeting on March 10, 2020. The meeting was held at the Housing Authority of the City of Hartford, 180 John D. Wardlaw Way, Hartford, Connecticut. The meeting was called to order at 5:30pm by Chairperson Jeffrey Stewart

I. Roll Call

Upon roll call, the following members were in attendance: Chairperson Jeffrey Stewart; Vice-Chairperson Laura Settlemyer; and Commissioner Patricia LeShane

The Attendance sheet is attached.

II. Consideration of the Minutes of the Regular Board Meeting of February 11, 2020

A motion was made (Commissioner Settlemyer) and seconded (Commissioner LeShane) to approve the minutes of the Regular Board Meeting of February 11, 2020. The motion was approved.

III. Report of the Chairperson

Chairperson Stewart welcomed everyone to today’s Board of Commissioners meeting.

IV. Report of the Executive Director

Ms. Annette Sanderson, Executive Director, welcomed everyone to today’s Board meeting. She acknowledged the HACH team for their hard work and support. Ms. Sanderson informed everyone that the Housing Authority had an action plan in place for the staff to work remotely and that only essential staff would have to report to work. She also ensured the residents that HACH is taking every precaution and reassuring we are doing everything we can to maintain everyone’s safety during this Coronavirus pandemic.

V. Public Comment Period

Jose Rosario from Mahoney Village, raised a concern about residents smoking in their units. Ms. Maria Cintron, Chief Operating Officer, stated that she would look into the matter and get back to him.

VI. New Business

1. Resolution No. 2020-11: Regarding the Official Intent to Reimburse Expenditures with the Proceeds of Tax-Exempt Bonds

A motion was made (Commissioner LeShane) and seconded (Commissioner Settlemyer) to Adopt the Resolution. Ms. Sanderson introduced Mr. Bill Collins, MSC of Fairfield County, LLC to the Board.

Mr. Collins presented the project for the design, renovation, rehabilitation, construction and improvement of the 161-unit multifamily residential rental housing facility located at 25 Laurel Street and 100-110 Laurel Street, Hartford, Connecticut, known as Underwood Elderly and Underwood Family Apartments.

Mr. Ben Bare, General Counsel, presented the Resolution to the Board. Commissioner Settlemyer asked if the project would result in the 161 units being rehabilitated and Mr. Collins responded with an affirmative answer.

Commissioner LeShane asked if they would provide the Authority with before and after pictures Mr. Collins answered affirmatively. Mr. Ben Bare stated that the Board had approved (March 2019) a Conduit Bond Policy. After discussion of the Resolution, the motion was unanimously approved.

2. Resolution No. 2020-12: Regarding Award of Contract for Modernization Management and Planning Services

A motion was made (Commissioner Settlemyer) and seconded (Commissioner LeShane) to Adopt the Resolution. Mr. Ben Bare, General Counsel, presented the Resolution to the Board. After discussion of the Resolution the motion was unanimously approved.

VII. Staff Reports

Mr. Joshua Bird, CFO, presented the Finance Department report that was included in the BOC Packet.

Ms. Maria Cintron, Chief Operating Officer, presented the Occupancy Department (LIPH) report that was included in the BOC Packet

Ms. Elisa Hobbs, Development Director, presented the Development and Capital Improvements report, that was included in the BOC Packet.

Ms. Katrina Ortiz, HCV Supervisor, presented the HCV/Section 8 report that was included in the BOC Packet.

Mr. Ben Bare, General Counsel, presented the Contract and Compliance Report, that was included in the BOC Packet.

Ms. Karen Cato, Resident Service Coordinator, Presented the Resident Service Coordinator report that was included in the BOC Packet

Ms. Annette Sanderson, Executive Director, Presented the Extermination Report, that was included in the BOC Packet.

VIII. Executive session to discuss strategy and negotiations with respect to pending claims or pending litigation

A motion was made (Commissioner LeShane) and seconded (Commissioner Settlemyer) to enter into Executive Session. The motion was unanimously approved and the Executive Session began at 6:48pm.

A motion was made (Commissioner Settlemyer) and seconded (Commissioner LeShane) to come out of Executive Session. The Executive Session adjourned at 7:31pm. The Regular meeting resumed at 7:31pm.

The Board come out of Executive Session and a motion was made (Commissioner Settlemyer) and seconded (Commissioner LeShane) to appoint the Vice Chairperson to assist the Authority staff in negotiations with CMERS related to the Authority's pension plan and bring back a recommendation and report to the board. After discussion the motion was unanimously approved.

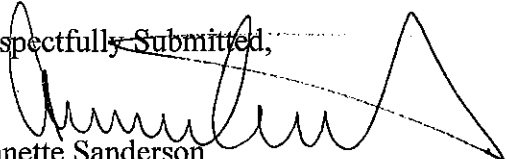
IX. Old Business

1. Resolution No. 2020-03: Regarding the Election of CHADCO Directors from the Table A motion was made (Commissioner Settlemyer) and seconded (Commissioner LeShane) to take from the table. Mr. Ben Bare, General Counsel, presented the Resolution to the Board. After discussion of the Resolution the motion was unanimously approved.

X. Adjournment

There being no further business, a motion was made (Commissioner Settlemyer) and seconded (Commissioner LeShane) to adjourn the meeting. The motion was approved and the meeting was adjourned at 7:36pm.

~~Respectfully Submitted,~~


Annette Sanderson
Secretary/Executive Director