

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

**March 29, 2016**

The Board of Commissioners of the Housing Authority (“Authority”) of the City of Hartford held a special meeting on March 29, 2016. 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 5:00 p.m. by Chairperson Marilyn E. Rossetti.

**I. Roll Call**

Upon roll call, the following members were in attendance: Chairperson Marilyn E. Rossetti; Vice Chairperson William M. Brown Commissioner Richard J. Staples; and Commissioner Raquel Rivera.

The attendance sheet is attached.

**II. Executive Session to discuss negotiations for the award of contract regarding Westbrook Village, and to discuss issues with respect to personnel and related negotiations**

A motion was made (Commissioner Brown) and seconded (Commissioner Rivera) to enter into Executive Session. The motion was unanimously approved and the Executive Session began at 5:03 p.m.

A motion was made (Commissioner Staples) and seconded (Commissioner Rivera) to come out of Executive Session. The Executive Session adjourned at 5:44 p.m. The Regular meeting resumed at 5:45 pm.

**III. Consideration of the Minutes of the Regular Board Meeting of February 9, 2016**

A motion was made (Commissioner Brown) and seconded (Commissioner Staples) to approve the minutes of the February 9, 2016 Regular Board Meeting. The motion was unanimously approved.

**IV. Report of the Chairperson**

There was not report of the Chairperson.

**V. Report of the Executive Director**

Ms. Annette Sanderson, Executive Director, welcomed everyone to tonight's Board of Commissioners meeting.

Ms. Sanderson introduced Ms. Katrina Ortiz who is assisting the IT department and also works for the Section 8 Department.

## **VI. Public Comment Period**

Ms. Dawn Green, President, Hartford Housing Tenants Organization (HHTO), stated that the disabled community at the family sites is growing creating the need of more services, counselors and/or programs that could be very useful for the community.

Ms. Sanderson notified about the recently awarded ROSS grant and that HACH will be able to continue having the Resident Service Coordinators and the implementation of more programs for the family sites as well. HACH is looking forward to new opportunities for residents.

Ms. Green also expressed the interest of permitting the resident's packages be left at the front desk again by the delivery companies. Ms. Sanderson explained the reasons why this is not permitted at the front desks. Stolen packages, complaints and refusal from other residents that are uncomfortable of packages being delivered to other residents that are also HACH staff. Ms. Sanderson explained that the agency was looking for other possibilities with the delivery companies without success and the other possible solution was the consideration of a lock box. Mr. Tim Cifone was not present at the moment to provide more information about this; an update will be requested for the next board meeting.

## **VII. Staff Reports**

- Mr. Roy Boling Deputy Executive Director of Finance and Planning summarized the fourth quarter financial report for each of the major programs.

Ms. Sanderson stated that the Development and Capitol Improvement report, the Resident Services Coordinator report, as well as the Homeownership report, and the Extermination Report are included in the Board packet.

## **VIII. New Business**

1. Resolution No. 2016-05: Regarding the Consideration of the Development Agreement for Westbrook Village with Pennrose, LLC. A motion was made (Commissioner Staples) and seconded (Commissioner Rossetti) to adopt the Resolution. Attorney Barbara S. McGrath, General Counsel, Connecticut Urban Legal Initiative (CULI), presented the Resolution to the Board. After discussion of the Resolution, the motion was unanimously approved.

Ms. Sanderson indicated that there were representatives from Pennrose LLC present at the meeting and invited them to introduce themselves. The representatives from

Pennrose Development Team were Charlie Adams (V.P., Pennrose) and Mr. Sanford Cloud, Jr. (The Cloud Companies)..

2. Resolution No. 2016-06: Regarding the Amendment to The Housing Authority of the City of Hartford's Admissions and Continued Occupancy Policy (ACOP). A motion was made (Commissioner Brown) and seconded (Commissioner Rivera) to adopt the Resolution. Attorney Barbara S. McGrath, General Counsel, Connecticut Urban Legal Initiative (CULI), presented the Resolution to the Board. After discussion of the Resolution, the motion was unanimously approved.
3. Resolution No. 2016-07: Regarding Authorization to Enter Into a \$300,000 Lease Purchase Agreement with Webster Capital Finance to Acquire Equipment. A motion was made (Commissioner Brown) and seconded (Commissioner Staples) to adopt the Resolution. Attorney Barbara S. McGrath, General Counsel, Connecticut Urban Legal Initiative (CULI) and Mr. Roy Boling explained and presented the Resolution to the Board. After discussion of the Resolution, the motion was unanimously approved.

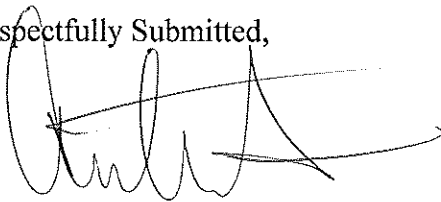
#### **IX. Old Business**

There was no old business to discuss.

#### **X. Adjournment**

There being no further business, a motion was made (Commissioner Rivera) and seconded (Commissioner Staples) to adjourn the meeting. The motion was approved and the meeting was adjourned at 6:36 p.m.

Respectfully Submitted,



Annette Sanderson  
Secretary/Executive Director