

CORPORATE MINUTES
MANCHESTER HOUSING AUTHORITY
BOARD OF COMMISSIONERS

2013

Attending: Chairman Josh Howroyd
Robert Shanbaum
Flora Jimenez
Paul Rubin
Patrick Barder, Executive Director

I. Chairman Howroyd opened the meeting at 6:00 pm.

II. Public Comments – *These minutes are intended to be an overview of the comments made and are not necessarily verbatim.*

Mr. Martin Bazer addressed the Board.

Mr. Bazer asked the Board is something could be done about the amount of traffic generated by people coming to apply for public housing and they are parking in residents spots.

Mr. Barder explained that March 31 is the end date for applications.

Mr. Bazer asked about the plowing that was done during the recent storm. He asked one of the plow drivers when MHA was going to get done and the driver indicated MHA was far down the list.

Ms. Fran Clemente addressed the Board.

Ms. Clemente shared that the sidewalks were poorly done and there was no sand or salt put down and they were slippery.

Ms. Janet Metheny addressed the Board.

Ms. Metheny remarked that she is grateful for a roof over her head, head and a place to be safe.

Mr. Jack Stein addressed the Board.

Mr. Stein stated he enjoys the patio and would like to know why it cannot be used in the winter as well. He would like to see a small path cleared and the benches cleared off so residents can sit there in the winter time as well.

The public hearing closed at 6:20 pm.

A. Discussion of Public Comments - None

III. Adoption of Minutes – Meeting of January 16, 2013

Chairman Howroyd asked for a motion to approve the minutes of the meeting of January 16, 2013.

Mr. Rubin moved to accept the minutes of January 16, 2013 as presented.

Ms Jimenez seconded. Motion passed 4-0.

IV. Correspondence

Mr. Barder shared an article from the Wall Street Journal about the NYC Housing Authority.

Mr. Barder referenced the brochure for the CONN-NAHRO and indicated he would not be attending due to the impending budget cuts.

Mr. Barder shared the State of Connecticut is directing budget cuts and indicated that the elderly are being frozen out of Housing Authorities. There is Joint Housing Authorities Commission, particular interest groups and they do not have a Housing Authority person on the commission.

2013

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Mr. Barder shared a memo from Mark Barzottini, the auditor, and he is requesting a date to do an exit conference. Mr. Barder will coordinate a date and time with all the Commissioners and get back to Mr. Barzottini.

Mr. Rubin shared a resident from Spencer Village stopped by his office to voice his concern about the snow plowing at his residence. The resident asked if there could be assigned parking because he spent quite a bit of time digging his car out only to have another resident take his space when he left.

V. Accounts Payable

Mr. Barder reviewed the AP reports and stated our finances are looking good.

VI. Executive Director's Reports

Mr. Barder stated the sequestration will affect all programs.

Plans are cancelled to replace the bath tubs with handicapped showers at West Hill Gardens.

Section 8 will get hit hard. A letter may have to go out to all Section 8 landlords stating that if MHA dollar numbers get cut, which they will, the landlords dollars will get cut too!

Many of the items on our budget will be cut, i.e. trimming the bushes, replacing equipment will be put on hold.

There will be Federal cuts and we don't know how those cuts will impact the State funds.

Chairman Howroyd suggested when MHA gets a sense of the impact that a letter go out to the residents to inform them of what is going on.

Mr. Barder reviewed the maintenance reports and stated MHA will put two units need extensive renovation and those units will be put out to bid for two construction contracts. Mr. Rubin asked how these numbers compare to last year. Mr. Barder stated he will run a report comparing them and have it for the next meeting.

Mr. Barder reviewed the Management Assessment score for HUD hits hard on occupancy. MHA is considered by HUD to be occupancy troubled.

Mr. Barder shared that the Section 8 scored high – the highest we have ever received.

VII. Chairman's Reports - None

VIII. Old Business - None

IX. New Business

Mr. Barder asked about the Ethics Policy and if MHA should have one.

Mr. Rubin shared it is important for MHA to have one because it will protect MHA should any problems arise. It empowers the Chairman who will then appoint a subcommittee to review the issues.

Mr. Shanbaum agreed MHA should have a system in place should the need arise.

Ms. Jimenez questioned why MHA does not have a procedure in place so residents could have their rent automatically withdrawn from their bank account. This would certainly make bookkeeping for MHA more efficient and easier on the elderly who may forget at some point to pay their rent. Rents paid late incur a fee. She commented on the expense of cable television for residents and has any thought been given to allow residents to install dishes on their units. Chairman Howroyd shared automatic rent payment has been discussed in the past and asked Mr. Barder to look into this and bring his findings to the next meeting.

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X. Items for Future Agenda - None

XI. Executive Session - None

XII. Adjournment

Chairman Howroyd asked for a motion to adjourn.

Mr. Rubin moved to adjourn at 7:29 pm.

Mr. Shanbaum seconded. Motion was passed 4-0.

CHAIRMAN

ATTEST: _____