

HOUSING AUTHORITY OF THE CITY OF WATERBURY

REGULAR BOARD MEETING HELD ON TUESDAY, JANUARY 15, 2013

Chairman Jim Lawlor called the Regular Board of Commissioners meeting to order at 3:45 p.m.

**1. ROLL CALL:**

**PRESENT:** James J. Lawlor, Chairman  
Patrick Maloney, Vice-Chairman  
Carl Ianantuoni, Treasurer

**ABSENT:** Cliff Cotter, Assistant Treasurer  
Tawana Gibbs, Resident Commissioner

**STAFF PRESENT:** Vin Sica, Acting Executive Director, Bob Kaseta, Director of Finance, Gina Worth, Purchasing Coordinator, Kate Noble, Executive Secretary

**OTHERS PRESENT:** Attorney Candice Graziano, John D'Amelia, J D'Amelia & Associates

**2. EXECUTIVE SESSION**                      Contract Negotiations

Treasurer Carl Ianantuoni made a motion to go into Executive Session for the purpose of discussing Begg real estate contract negotiations at 3:46 p.m. Vice Chairman Pat Maloney seconded the motion. No discussion. A vote was called.

**AYES:**  
Commissioner Carl Ianantuoni  
Commissioner Pat Maloney  
Chairman Jim Lawlor

**NAYS:**

**ABSTAIN:**

Motion passes.

Treasurer Carl Ianantuoni made a motion to return to the regular order of business at 4:08 p.m. Vice Chairman Pat Maloney seconded the motion. No votes were taken in Executive Session. A vote was called.

**AYES:**  
Commissioner Carl Ianantuoni  
Commissioner Pat Maloney

**NAYS:**

**ABSTAIN:**

Chairman Jim Lawlor

Motion passes.

**3. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:**

None

**4. PREVIOUS MONTH'S MINUTES:**

Acceptance of the Minutes of the Regular Board of Commissioners meeting held on December 18, 2013.

Treasurer Carl Ianantuoni made a motion to accept the minutes of December 18, 2013. Vice Chairman Pat Maloney seconded the motion. No discussion. A vote was called.

AYES:

Commissioner Carl Ianantuoni  
Commissioner Pat Maloney  
Chairman Jim Lawlor

NAYS:

Motion passes.

**5. APPROVAL OF BILLS:**

Vice Chairman Pat Maloney made a motion to approve the Accounts Payable Report dated December 18, 2012. Treasurer Carl Ianantuoni seconded the motion.

Discussion: Treasurer Carl Ianantuoni inquired on the following bill payments: Biondi & Rosengrant, Vin Sica answered it was a partial payment for a Begg building appraisal. Treasurer Carl Ianantuoni - City of Waterbury – private duty police. Gina Worth answered it was police duty for 1.5 days for the opening of the section 8 waiting list. Treasurer Carl Ianantuoni – Ironman, Inc. for work on hard drives. Vin Sica answered it was maintenance for the video recording camera equipment at all locations. Treasurer Carl Ianantuoni – Kenneth Marcus, MD – consulting on Begg. Vin Sica answered it was a onetime consult with a psychiatrist for Begg Apartments. Treasurer Carl Ianantuoni – Online Systems – Vin Sica answered it is a consultant for the construction of our website and they were also instrumental in writing a program for the application process when the Section 8 waiting list was opened. Treasurer Carl Ianantuoni – Ricoh Copy Rentals – Gina answered we have two different company's right now. Ricoh is no longer on the bid list so we are waiting for leases to expire.

A vote was called.

AYES:

Commissioner Carl Ianantuoni  
Commissioner Pat Maloney  
Chairman Jim Lawlor

NAYS:

ABSTAIN:

Motion passes.

## **6. ACTING EXECUTIVE DIRECTORS REPORT**

Treasurer Carl Ianantuoni made a motion to accept the Acting Executive Directors Report. Vice Chairman Pat Maloney seconded the motion.

Discussion: Vice Chairman Pat Maloney inquired on how many applicants were received for the legal service RFP. Vin answered that three proposals left and one returned, Candice Graziano. Vice Chairman Pat Maloney inquired about the website. Vin answered we had one in its simplest format for the purpose of accepting Section 8 applications and now are very close to developing a permanent website. Vice Chairman Pat Maloney inquired on the work order summary report. Vin answered it gives a monthly report on work orders, finished work orders and work orders not completed for the public housing properties. Chairman Jim Lawlor inquired if there has been vandalism with the cameras. Vin answered there had been one instance in the past five years at Berkeley Heights. The problem was corrected by moving the conduit inside the wall of the building.

A vote was called.

AYES:

Commissioner Ianantuoni  
Commissioner Maloney  
Chairman Lawlor

NAYS:

ABSTAIN:

Motion passes.

## **7. APPROVAL OF AWARDING A LEGAL SERVICE CONTRACT TO ATTORNEY CANDICE GRAZIANO**

Treasurer Carl Ianantuoni made a motion to award a legal service contract to Attorney Candice Graziano. Vice Chairman Pat Maloney seconded the motion. No discussion. A vote was called.

AYES:  
Commissioner Ianantuoni  
Commissioner Maloney  
Chairman Lawlor

NAYS:

ABSTAIN:

Motion passes.

## 8. DEPARTMENT REPORTS

### a. Discussion/Acceptance of Director of Finance Report.

Treasurer Carl Ianantuoni made a motion to accept the Director of Finance Report. Vice Chairman Pat Maloney seconded the motion.

Discussion: Treasurer Carl Ianantuoni made a comment on the demo of the 46 units saying he now understood it had federal approval but we still need State approval. Chairman Jim Lawlor expressed that he had hoped either through DECD, a process where you apply to the commissioner asking to tear down units, with a condition you are prepared to replace them or under the statute that reads you can't tear them down but at the end of the statute it says except for Bridgeport and West Hartford. This is where they carved out in the statute certain places where they were going to let them tear them down without regard to replacing them. Chairman Lawlor had intended to go into the legislature and ask them to do that but we don't have the money to tear them down now and Chairman Lawlor stated we will attempt to get DECD approval as dictated by the statute. Treasurer Carl Ianantuoni inquired about the director reporting. Chairman Lawlor answered that Larry was trying to transition into a more easily absorbed report with colorful charts and detailed data. A vote was called.

AYES:  
Commissioner Carl Ianantuoni  
Commissioner Pat Maloney  
Chairman Jim Lawlor

NAYS:

ABSTAIN:

Motion passes.

### b. Discussion/Acceptance of Director of Client Service Report

Report included but not voted on.

**9. BEGG PRESENTATION**

Treasurer Carl Ianantuoni made a motion to abandon the Begg Project. Vice Chairman Pat Maloney seconded the motion.

Discussion – The Begg project was discussed in Executive Session. The question presented was if we should go forward with the construction on the Begg Apartments. It was originally thought to have \$900,000 in developer’s fees and \$150,000 a year in positive cash flow and the reality is the cash flow is going to be a negative somewhere between \$53,000 and \$110,000. The \$900,000 will be charged with some of the costs incurred. Chairman Lawlor said based upon the evaluations and the sensitivity in the community he recommended that we abandon the project. A vote was called.

AYES:

NAYS:

ABSTAIN:

Commissioner Carl Ianantuoni  
Commissioner Pat Maloney  
Chairman Jim Lawlor

Motion passes.

**10. CHAIRMAN’S REMARKS**

No Remarks

**11. NEW BUSINESS**

None

**12. OLD BUSINESS**

Vice Chairman Pat Maloney inquired on the upcoming union negotiations. Chairman Jim Lawlor answered a meeting is in the process of being set up with the labor attorney Bill Ryan.

**13. ADJOURNMENT**

Treasurer Carl Ianantuoni made a motion to adjourn the meeting at 4:30 p.m. Vice Chairman Pat Maloney seconded the motion. No discussion. A vote was called.

AYES:

NAYS:

ABSTAIN:

Commissioner Ianantuoni

Commissioner Maloney  
Chairman Lawlor

Motion passes.

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Vincent Sica, Acting Executive Director