

MIDDLEFIELD HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING, AUGUST 27, 2015

Present: Barbara-Jean DiMauro (Secretary), Alma Elder (Chair), Mark Gribko (Vice Chair),
Barbara Schiffert (Treasurer), Peter Sibley (Executive Director), Fred Vincent (Resident Commissioner)

The meeting was called to order at 3:05 P.M. by the Chair.

Approval of Agenda

The agenda was amended as follows: (1) Executive Session was added. (2) Old Business, a) Update on Rehab Grant and c) Update from Fresnel Group were moved to the top of the agenda. Barbara-Jean moved the agenda be approved as amended. Mark seconded the motion. The motion passed unanimously.

Old Business

a) Update on Rehab Grant—Jeff Janke Presenter

Jeff provided each Commissioner and the Executive Director a packet of the architect's drawings of the work to be done at Sugarloaf Terrace. Jeff discussed the drawings with the Board and fielded questions. Commissioners suggested changes and offered alternatives. Jeff will rework the proposed rehab and report back. An estimate of the cost of the rehab will be included with the revised drawings.

c) Update from Fresnel Group—Peter Byram Presenter

The MHA Predevelopment Loan has been approved by the Connecticut Department of Housing.

Alma put forth the following motions, copies of which Commissioners received:

(1) "...Motion to authorize the Executive Director, Peter Sibley, to enter into a contract with Attorney John Corona of Lang and Corona, Attorneys at Law, 470 Main Street, Middlefield, to represent the Middlefield Housing Authority and take whatever actions required to subdivide the Sugarloaf Terrace housing site into two parcels. Funding for Mr. Corona's services are to be drawn from the Predevelopment Loan proceeds approved by the Connecticut Department of Housing." Barbara-Jean seconded the motion. The motion passed unanimously.

(2) "...Motion to authorize the Executive Director, Peter Sibley, to enter into a contract with Mr. Patrick Benjamin of Bascom and Benjamin, Engineers and Surveyors, 360 Main Street, Durham, Connecticut, to undertake necessary site surveys and complete the necessary subdivision plans and represent the Middlefield Housing Authority at Planning and Zoning Commission meetings, and take whatever actions are required to subdivide the Sugarloaf Terrace housing site into two parcels. Funding for Mr. Benjamin's services are to be drawn from the Predevelopment Loan proceeds approved by the Connecticut Department of Housing." Mark seconded the motion. The motion passed unanimously.

Pete Byram read a rather long resolution authorizing MHA Executive Director, Pete Sibley, to accept the \$274,700 Predevelopment Loan. Commissioners did not have a copy of this resolution. Alma moved to accept the resolution; Mark seconded the motion. The motion passed—4 in favor, 1 abstention. Barbara-Jean explained that she abstained because she had difficulty understanding this long resolution as it was read. She would have preferred the resolution be in writing. Pete Sibley will obtain a written copy of the resolution from Peter Byram for the Minutes.

Public Session/Comments

No comments

Approval of Minutes

The minutes were approved as presented.

Correspondence—Resident Memos

The issue with the *Hartford Courant* bill has been resolved. The bill will be paid.

The Board received a thank-you note from Pam and Pete Sibley and family.

Pete received a note from a resident expressing thanks for the new "circle garden" and stating that residents are pleased with the garden.

Executive Director's Report

The annual Management and Occupancy Review is scheduled for September 22.

- a) Financial Report: Pete reviewed the report with the Board.
- b) Waiting List: There are 48 applicants on the list.

Maintenance Report

- a) General Operations: The clogged sewer line has been snaked and is now working.
- b) Buildings: no action
- c) Grounds: no action
- d) Water System: Well #2 is used for irrigation.

New Business

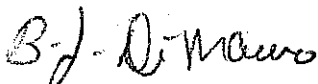
- a) Approve Annual Report: On a motion by Mark, seconded by Barbara, the Board approved the report.

Old Business

- b) Update on Solar Electric Panels: no update

The September 17 meeting is canceled.

There being no further business, the meeting adjourned to Executive Session at 4:25 P.M.



Respectively submitted,
Barbara-Jean DiMauro
Secretary