

Trumbull Housing Authority – April 27, 2015

Trumbull Housing Authority
April 27, 2015
4:00 pm
Community Room of Stern Village

Commissioners Present: Chairman Janice Kopchik; Commissioners Susan Fatse, Thelma Burr, Suzanne Donofrio and Linda Nassrah

Also Present: Executive Director Harriet Polansky

The meeting was called to order at 4:04pm by Mrs. Kopchik. Roll call was conducted followed by the Pledge of Allegiance.

Past Minutes

After a review of the minutes, motion was made by Mrs. Kopchik, seconded by Mrs. Burr, to approve the minutes of March 23, 2015 as written. Unanimous.

Resident Comments

1. Paul Littlefield – addressed the commission regarding the resolution for videotaping. He said this needs to be fair to all according to the law. He stated he spoke with FOIA regarding the resolution and requested the vote be postponed and the resolution re-written to the FOIA. People attending public meetings can be photographed according to the FOIA. He requested the resolution be revisited to keep with the spirit of the FOIA. Question was asked why this has come up now since others have videotaped in the past. Mrs. Kopchik noted many people at the last meeting were unhappy about being videotaped. This resolution has been reviewed by legal counsel. Mr. Littlefield requested this resolution be sent to FOIA for adjudication.
2. Sandra Fisher – appreciates the effort, work and knowledge put towards the improvements at Stern Village. It is most impressive that all the information is offered to everyone regarding the buildings and site. She noted that Ms. Polansky only wants to improve the Village for the benefit of every resident. She wants to have the Village up-to-date to today's standards which will be an advantage to all current residents and those who come to visit. It is rewarding that the plans are available for everyone to review. It is most impressive that our homes will be more secure and more efficient. The surrounding area will also be improved and Ms. Polansky encourages everyone to read the information available.
3. Gloria Langham – is very uncomfortable with the pictures and videos being taken. She feels her privacy is being taken away and the residents have rights that are being taken away. She thought if the meeting was on TV, the faces of the residents should be blocked out.
4. Bob Lewis – addressed Mr. Littlefield as the biggest complainer about pot holes and conditions in the Village. Ms. Polansky and everyone on the various committees are working on this. Every time Mr. Littlefield brings up an issue, Ms. Polansky needs to consult legal counsel. He

Trumbull Housing Authority – April 27, 2015

recommended Mr. Littlefield join everyone and help to work on the problems. Mr. Lewis read a letter regarding the Village and the proposed changes.

5. Judy Restieri – noted she has lived in the Village for seven years and in the past it was very difficult to get things done if there was a problem. Things have now changed and she is thrilled that the THA is working on getting the recognition to make the homes safe. She also does not want her face on TV and requested that it be blurred out. Congratulations were extended to the THA Board and Advisory Board members for their work in the Village. Also, she noted it is costly to hire a lawyer every time a complaint is filed.
6. Jean – agreed it is time to update the Village and something needs to be done now. Agrees to voice only on videotaping; no picture.
7. Ed – does not care about the videotaping. Addressed Mr. Littlefield that if conditions are so bad, just move. Thank you to Ms. Polansky for the job she is doing.
8. Don – picture okay for videotaping. Asked Mr. Littlefield what he really wants from this group. The Village has many new programs.
9. Gus – asked why anyone would object to modernization. He spoke on videotaping and commented that he hopes when the project is complete, that cameras are around to show the positive ending to this project.
10. Joe Ventura – commented that Mr. Littlefield harasses the people and the committee. He finds that this is a tremendous project for all and suggested Mr. Littlefield back up and listen to people and let them to what they are supposed to do.
11. Roberto Cortez – a member of the Advisory Board. He does not want to be taped, feels he is being harassed and knows that other residents do not want this either. The police were contacted after the last meeting regarding the videotaping of the meeting. Roberto wanted to have a petition to stop the videotaping; Ms. Polansky stated she would speak with the THA Board to accept or not accept the videotaping at meetings.

Treasurer's Report

Mrs. Burr reported for the nine month period ending March 31, 2015, Stern Village and Stern Center had an overall profit of \$26,163. All current vendors have been paid except for the PILOT payments for April 2015. The cash position is healthy at the present time. The Village current cash position is approximately \$67,580. The Stern Center cash position is \$28,698. Vacancies in the Village and Center have been reduced. No additional capital expenditures have been incurred.

Executive Director's Report

Ms. Polansky noted for the nine months ending March 31, 2015, Stern Village and Stern Center had an overall gain of \$26,163. Currently, the reserve balance is over \$1,448,673 which is approximately \$6,526 for each unit in the entire complex. The overall cash position as of March 31, 2015 shows a balance of \$1,429,000, including the investment account. Also for the same time period, Accounts Payable is approximately \$55,994 including the PILOT accrual. She is looking for other projects to further improve the facility within the realm of affordability and need.

Trumbull Housing Authority – April 27, 2015

Work was started toward preparing for the 2015 SSHP funding round in February 2014. On April 20, 2015, all the documentation was submitted for the funding round. She realizes the state has cut funding for several projects. However, she had the opportunity to meet with Governor Malloy and briefly discuss the project. The Governor is committed to affordable housing and he spoke about his commitment at the luncheon.

There were eighteen applications. Seven are using LIHTCS.

Ms. Polansky thanked Don Scinto for his work with the Planning & Zoning Commission and his interaction with the commissioners. She also thanked the nine-person Development Committee for all their hard work on behalf of the residents of Stern Village – Joe, Bob, Roberto, Gloria, Ed, June, John, Sandi and Nancy. Thank you also to the Board of Commissioners for all their support and help. She is continuing to network with key decision makers to push for this project.

In March of 2014, Ms. Polansky started working on a program through the State Sponsored Housing Authority to get solar for the Congregate. Thirty-three housing authorities applied under this Solarize SSHP program. Of the thirty-three, nineteen projects were deemed feasible, including Stern Village. She is working with the Green Bank to see if this can be accomplished.

Maintenance has begun spring cleaning and gardening. Home Depot donated ten bags of mulch. If you need any yard work, such as to remove or trim bushes, a work order must be done.

Speed bumps are in place. Please make sure your visitors slow down and adhere to the speed limit.

The dumpster was removed since the town will be doing pick-ups from now until September.

Ms. Polansky thanked the residents for signing the Resident Participation Forms. Anyone who has not signed the form or has questions, please contact the office.

Unfinished Business

Mrs. Kopchik motioned to table the discussion and selection of directors to serve on the Board of Trumbull Housing Development Corporation until funding is received and we select a syndicator. Seconded by Mrs. Donofrio and approved unanimously.

New Business

Mrs. Kopchik noted several residents have expressed their concern regarding the videotaping of meetings. Connecticut General Statutes Sec. 1-226(a)-(b) expressly permits the video recording of public meetings. There are certain restrictions that a public body can place on the use of the recording devices. A public body can adopt reasonable rules or restrictions to enable the body to conduct its meetings in an orderly manner and to be free from unwarranted interference in the conduct of its affairs.

Trumbull Housing Authority – April 27, 2015

Any regulation must be “reasonably calculated to serve the public’s safety and welfare” or that it is in “the interest of conducting efficient and orderly meetings”. Specifically, recording equipment can be regulated to ensure that such equipment is silent, does not interfere with other attendees’ ability to see or hear the proceedings, and is not placed in a location that inhibits access to the meeting table, or movement into and out of the meeting room...

Mrs. Kopchik moved to approve the following policy:

Videotaping Policy for the THA Board Meetings

1. Videotaping may be permitted of the Board of Commissioners and Executive Director (only).
2. Camera equipment may not interfere with the THA Board of Commissioners and attendees’ ability to see or hear the proceedings.
3. Camera equipment may not be placed in a location that inhibits access to the meeting table or movement into and out of the meeting room.
4. Residents of the THA will not be videotaped.
5. If a resident(s) is videotaped, it is considered a violation. The person(s) in violation will not be allowed to videotape any THA meetings.
6. If videotaping is to occur, the THA Board of Commissioners must receive 72 hours’ notice prior to a Board Meeting. Please call the THA office at 203-261-5740 or email harriet@sternvillage.com regarding videotaping.

Seconded by Mrs. Donofrio. Discussion. Mrs. Kopchik clarified this policy with general counsel and the Board is within their rights. Ms. Nassrah questioned the 72 hour notification. Mrs. Kopchik noted this gives Ms. Polansky ample time to notify the residents the meeting will be videotaped. Policy was approved unanimously.

Executive Session

Mrs. Kopchik moved to enter into Executive Session to discuss personnel matters. Seconded by Mrs. Fatse and approved unanimously. Commissioners attending the Executive Session include Mrs. Fatse, Mrs. Kopchik, Mrs. Donofrio, Ms. Nassrah and Ms. Burr; also attending Ms. Polansky. Ms. Polansky exited the Executive Session at 4:45pm, was requested to re-enter at 5:02pm and exited at 5:07pm. Motion was made by Mr. Kopchik to exit the Executive Session at 5:13 pm, seconded by Ms. Nassrah and approved unanimously.

Trumbull Housing Authority – April 27, 2015

Adjournment

There being no further business, motion was made by Mrs. Kopchik, seconded by Mrs. Donofrio, to adjourn the meeting at 5:13 pm. Approved unanimously.

Respectfully submitted,

Barbara Crandall
Clerk

These minutes are considered a draft until approved at the next meeting of the Trumbull Housing Authority.