

RIDGEFIELD HOUSING AUTHORITY

Minutes of the regular meeting of July 24, 2010. The meeting was held in the Community Room of Ballard Green and called to order by Chairman Bergquist at 7 p.m.

Other Commissioners Present: Ed Devito, Vice Chair, Annemarie Roller, Treasurer and Ann Morrisroe, Tenant Commissioner.

Absent: Catherine Potel, Secretary.

Visitors: Flo Coletto, Coco Barron, Peter D. Green.

Guests: Harvey Edelstein, REDI.

1. Approval of the Minutes of the regular meeting held on June 9 and Special Meeting held on June 23, 2010. Motion was made by Vice Chair Devito, seconded by Commissioner Roller to approve said minutes. SO VOTED.

In the absence of the Secretary, Chairman Bergquist appointed Commissioner Roller Secretary Pro Temp.

2. Harvey Edelstein reported that State Housing Tax Credit application had been submitted in the amount of \$250,000. There are a number of constructions items that have not been able to be addressed for a lack of funds. A decision on the application should be received by July 30th. Mr. Edelstein reported that he is still working on completion of punch list items. He will submit a report on the current status of the punch list. He further reported that he is meeting with the factory rep of the boilers installed at Ballard Green to seek a resolution of some issues with these boilers. Mr. Edelstein also indicated that he is not satisfied with the landscaping and is addressing this with the contractor. There are also water drainage problems at Ballard Green which Tenant Commissioner Morrisroe agreed had to be addressed. Cost certifications due at CHFA by the end of this week are currently being completed. There is still no date when Gov. Rell can attend Ribbon Cutting Ceremony. Mr. Edelstein has been working with Representative Frey on this. We hope to have a date soon.
3. Management Reports:

Ballard Green Manager Ellen Scott presented her report which included that affirmative marketing letters had been mailed on June 30th – a quarterly requirement.

Site inspection of Ballard Green took place by Boston Capital on June 29. Someone from the Assessor's Office will be at Ballard on Jul 20 to help residents apply for their rent rebate.

Next Executive Director Diana Burgos presented her report: A bulletin board has been installed at the mail box enclosure located at Prospect Ridge. She also reported that Boston Capital did an inspection at Prospect Ridge on 6/29.

ED Burgos further reported that Boston Capital's file audit is nearly completed.

There are currently 5 vacancies at **Congregate**, reduced by one as of 7/15. Efforts are being made to rent these units.

ED Burgos requested and received two quotes for security services to make a cost comparison between overnight staffing and outsourcing.

There are no vacancies at **Moderate and Affordable**. Some lease addenda are still awaiting tenant signatures.

As to **Meadows**, ED Burgos reported that one vacancy remains there. Therefore, the waiting list has been opened on Jul 12 and will remain open until July 30.

Quarterly Resident Service Coordinator Reports were distributed to the Commissioners.

4. Tenant Commissioner Ann Morrisroe restated the need to resolve the drainage issue at Ballard Green.
5. Treasurer's Report: Statement as to cash on hand and checks issued 6/8 through 7/13/10 were previously electronically distributed. Hard copies were made available at the meeting by Susan Nolan.

Chairman Bergquist discussed an alarm incident at Ballard Green.

6. Incoming Communication – None.
7. No New Business.
8. Old Business. Vice Chair Devito inquired about status of Millenneum data loss matter. No loss of data has been reported.
9. Chairman Bergquist announced Open Session for visitors. Coco Barron asked Mr. Edelstein as to completion date of all construction items at her building, which he addressed. Miss Barron complained about the the lack of quality of the windows in her unit. The "grills" of the windows are made of composite material.

Vice Chair Devito requested that Ms. Barron address her complaints to ED Burgos, explaining that it was a matter inappropriate to come before this meeting.

Page 3 of 7/14/2010 of Ridgefield Housing Authority Meeting Minutes

Motion was made by Commissioner Roller, seconded by Vice Chair Devito to go into Executive Session at 8 p.m. for the purpose of REDI discussion.

Motion was made by Vice Chair Devito to return to Public Session at 8:30 pm. Motion seconded by Chairman Bergquist.

Motion was made by Commissioner Roller, seconded by Vice Chair Devito to hold off with any further payments to REDI until receipt of the final installment from Boston Capital. SO VOTED.

Commissioner Roller made the motion to confirm the Board of Commissioners' decision to have Atty. Lavelle file an answer in Appellate Court to the appeal by WPCA to the Danbury Superior Court decision in favor of Ridgefield Housing Authority; said motion seconded by Vice Chair Devito AND SO VOTED.

There being no further business before the meeting, motion was made Commissioner Roller, seconded by Commissioner Devito to adjourn at 8.35 p.m.

Respectfully Submitted,

Annemarie Roller,
Secretary Pro Temp

