

Brooklyn Housing Authority
Mailing: #87 Quebec Square
Brooklyn, CT 06234
(860) 779-3339 (phone)
(860) 779-7274 (Fax)

Brooklyn Housing Authority – Minutes for Wednesday, May 18, 2016
10:00am at the Brooklyn Community Center

1) **Roll Call** – Bruce Parsons called the meeting to order at 10:00am.

Members Present:

Chairman	Bruce Parsons
Vice Chairman	Paul Phaiah
Treasurer	Aida Bissonnette
Member	Donald Francis

Others Present:

PHA Executive Director	Kathy Carter
PHA Business Manger	Sarah Schoppe
ECHO	Peter Battles
	Ken Dykstra

2) **Reading and Approval of minutes:** Aida Bissonnette made a motion to accept the minutes from January 20, 2016. Paul Phaiah seconded the motion. No discussion. Motion passed.

3) **Update on Tiffany Place by Peter Battles, ECHO:**

- **Bids:** The second round of bids are due by May 25th. The second bidding process is being held because the first process had only two bids, when three bids were needed, and that they were extremely over the estimate that the architect gave the Committee. There was a good turnout for the walk through; five or six contractors. The same contractors that bid last time attended this walk-through. Peter Battles has not asked the contractors why their bids were so high during the first bidding process.
 - Peter Battles feels that one issue with the high bids could be with the condemned building and the amount of structural work that is required. The architect has created the engineering solutions that are needed for the building, which allows the contractors to have some idea of what is needed for the building, but they do not have a clear idea of what will have to be done otherwise.
- The Connecticut Housing Financing Authority had mentioned environmental issues that had to be cleaned up before the second bidding process took place. The calking around the exterior doors had tested positive for PCBs, but the surrounding bricks were fine. The calking issue has been taken care of for \$25,000.
- **Funding:** Under the first bidding process the Committee would still need \$934,328.00 of funding. Sarah Schoppe asked at what point the Committee should be concerned about not having received the \$2,976,672.00 in funding even though it was awarded to them over a year ago. Peter Battles said that the Department of Housing (DOH) seems to be committed to the project, but they are waiting to see how more money is needed to complete the project. In order to get the amount of money that will be still needed, the Committee had to rebid the project and apply for another round of tax credits.

- Donald Francis asked about the bonding cap that was mentioned during the January Meeting. Peter Battle said that at the end of 2015, the DOH was not bonding anymore housing projects because of the statutory bonding cap. Once the new bids are received, the Committee will know how much the project will cost and Peter Battles can go to the DOH with the dollar amount that they need to complete the project. The amount would then be sent to the bonding commission.
 - Sarah Schoppe asked if there is an issue with \$180,000 being spent per unit. Peter Battles said that the DOH want the amount low as possible, but other towns have spent more on them.
 - Bruce Parson asked if bids come in high again, can architect bring the price down at all? Peter Battles responded that he does not think that there is anything that can be removed, since there is no community room or any ‘frills.’ Donald Francis asked if the bids were broken down into sections for the amount of work done in each unit for each contractor’s work. Peter Battles responded the broken down into sections is typically done with the subcontractors after the bidding process is finished. Some money might be saved if the subcontractors are asked to change the brands that they are using; example changing out a Simons faucet for Delta or American Standard faucets would save money. Aida Bissonnette asked if certain brands were requested on the bids. Peter Battle said that yes they are, but the contractor can change the brand as long as it is comparable quality to what was specified out.
 - Sarah Schoppe will email the results of the bids to the Committee.
 - Donald Francis asked if the Housing Authority looks into the inability of the younger generations to afford houses. The change of lot sizes has effected the affordability of houses; it used to be 40,000 sq. feet and it is now at 90,000 sq. feet. He mentioned that it should be added to the agenda for the next meeting whether they should talk to Planning and Zoning about changing the lot size back to 40,000 sq. feet, depending on the conditions of the lots. Bruce Parsons mentioned that the change was due to the wetlands. Discussion ensued. The trend of large houses is going down because people can not afford them. The Committee mentioned having Jana Roberson come in and talk about how the Planning and Zoning changes affect them.
- 4) **Adjourn:** Aida Bissonnette made a motion to adjourn the meeting at 10:40am. Paul Phaiah seconded the motion. No discussion. Motion passed.