

Brooklyn Housing Authority
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Brooklyn Housing Authority – Minutes for Wednesday, November 16, 2016
10:00am at the Brooklyn Community Center

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

Members Present:

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|---------------|------------------|
| 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 |
| PHA Property Manager | Linda Laflamme |
| First Selectman | Rick Ives |

2) Reading and Approval of minutes: Aida Bissonnette made a motion to accept the minutes from May 18, 2016. Donald Francis seconded the motion. No discussion. Motion passed.

3) Report from the Chairman on his meeting with CHFA regarding Tiffany Place:

Bruce Parsons and Rick Ives had a meeting with the Connecticut Housing Finance Authority (CHFA) about Tiffany Place. Bruce Parsons said that CHFA would give the Housing Authority the money to refurbish the building, but the Town would have to show an effort to clean up the area across the street. Rick Ives said that CHFA also seemed to be willing to help the committee receive permission to demolish 5 Front St. The committee needs to convince CHFA to give a \$1 million for the project and the Town, with the Housing Authority, needs to show a commitment towards addressing up Front, Elm, and Middle Streets.

Sarah Schoppe asked what CHFA said about the committee original request of demolishing the buildings. Bruce Parsons responded that CHFA kept talking about rehabbing, rather than demolishing. CHFA asked him why the price of rehabbing the buildings is so high; he showed them pictures of the buildings, especially 5 Front St where, if the supports were removed and there was a heavy snow, the building would collapse. The CHFA said they would work with the State Historic Preservation Officer (SHPO) to see what could be done with the building; tear it down and build a new building or make it a park. Rick Ives said that it was made clear that the \$2 million is not coming without a plan of action. He wants to work on receiving permission to demolish 5 Front St and finding the cost differences between rehabbing and tearing down the building. Linda Laflamme asked if the new building would require a brick exterior; Rick Ives is not sure, but it would most likely have to fit the area buildings. Donald Francis said the area is of historical significance because the architect is the same as English mill villages and is also a part of the American culture. The whole village was done in the same manner.

Front, Elm, and Middle Streets are an issue because they could cause people not to want to move in to Tiffany Place. Rick Ives feels that CHFA wants a plan and know, and have proof, that once the ribbon cutting happens, it would not deteriorate because of the neighborhood, before the give the money to the committee. The town needs to come up with a plan of what they want to happen to the area. If the Town fixes up the housing, it would go back to the Housing Authority. Discussion ensued about the neighborhood.

Rick Ives said CHFA suggested going to Yale for free design help. Donald Francis mentioned that UConn and Rhode Island School of Design also have the free design help, but public institutions do not have a 'feel' of where to get money for a project, which is needed. To get that money, a private institution would be the best. He also suggested including the mills in the design process to try and get to the 100 unit mark that CHFA wanted the committee to reach in order to get more money and more contractors interested in the project. Bruce Parsons mentioned that the mills are in a flood plain, so it would not be able to receive government funding. It was also mentioned that the mill could be removed and create a park next to the river.

Rick Ives wants find out about receiving permission for the demolition of 5 Front St, have a public/private study, and by the next meeting, start on a plan for CHFA. Kathy Carter asked if Bruce Parsons and Rick Ives would like to be the contacts with CHFA; they agreed. Bruce Parsons said to get an estimate for demolition and look to hire a constant to give a price to create a new 15 unit building to replace 5 Front St. Sarah Schoppe wants to make sure that Tiffany Place survives and gets filled, which depends on the neighborhood. Discussion ensued. Bruce Parsons will meet with Peter Battles and talk to him about the new ideas. Rick Ives will talk to SHPO and the Board of Selectmen about the next steps.

Aida Bissonnette made a motion to add "Approval of the 2017 Meeting Calendar" to the agenda. Paul Phaiah seconded the motion. No discussion. Motion passed.

4) Approval of the 2017 Meeting Calendar: Aida Bissonnette made a motion to accept the 2017 Meeting Calendar. Paul Phaiah seconded the motion. No discussion. Motion passed.

5) Adjourn: Aida Bissonnette made a motion to adjourn the meeting at 10:49am. Paul Phaiah seconded the motion. No discussion. Motion passed.

2017 Meetings for the Housing Authority

January 18, 2017

March 15, 2017

May 17, 2017

July 19, 2017

September 20, 2017

November 15, 2017