

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

Brooklyn Housing Authority – Minutes for Wednesday, July 15, 2015
10:00am at the Brooklyn Community Center

1) Roll Call – Bruce Parsons called the meeting to order at 10:03am.

Members Present:

Chairman	Bruce Parsons
Vice Chairman	Paul Phaiah
Treasurer	Aida Bissonnette

Absent without notification:

Member	Andy Pinto
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Others Present:

PHA Executive Director	Kathy Carter
PHA Business Manager	Sarah Schoppe
ECHO	Peter Battles
First Selectman	Rick Ives

2) Reading and Approval of minutes: Aida Bissonnette made a motion to accept the minutes from March 18, 2015. Paul Phaiah seconded the motion. No discussion. Motion passed.

3) Project Reports; Report by Peter Battles, ECHO on Tiffany Place

- The Connecticut Housing Finance Authority (CHFA) wants to do a conference call later today about the Tiffany Place application.
- Peter Battles wants to get the Tiffany Place building under construction in order to utilize current tax credit funding and a portion of historic tax credits from the State. He talked with the Preservation Committee and received the approval to split the project in two, building by building, in order to get more funding. The historic tax credits are committed ahead of time, but are not given until the end of the project. He also talked with the Department of Housing about splitting the project in two, which they have no issue with. The approval is in an email.
- ECHO was getting ready to a bid packet together, but they received the architect review package from the CHFA technical review that has a few minor issues and one major issue. The major issue is that CHFA requires air conditioning for any new construction/renovation. Since a central air conditioning system is not feasible in the building, ECHO proposed portable air conditioners; the window type or the ones that sit on the floor, which CHFA agreed to. Aida Bissonnette mentioned the wall air conditioners, but there would be parts outside the building, which is not allowed with historic buildings. Peter Battles feels that there are two options for the Committee to consider: for the Committee to supply the air conditioners or put them in the contract and have the tenants purchase them. Discussion ensued.
- The architects will have the rest of the plans done by the end of the week and then ECHO would put the bid out within a month. ECHO is required to advertise, but they have five or six contractors that are going to be sent a bid. Peter Battles will forward a copy to the building official to get the building permit. The work could

start by October. ECHO plans on bidding the project in two phases (Phase 1 and Phase 2). There could be two different contractors on the phases, based on the wording in the bid. There would have to be a re-bid for Phase 2. When the bids come in, ECHO will review them.

- Sarah Schoppe asked if CHFA sends anyone out to check on the progress. Peter Battle said that there is a person. Rick Ives asked if there is a clerk of the works. Peter Battles said yes; it is most likely going to be Andy.
 - Hopefully the Tiffany Street Building will be under contract and under way soon and then in a month or two, the Committee will hear about the funding for the other building. When the second building funding is approved, there will be significant time lag before the funding is available and an assistance agreement signed. The Tiffany Street Building, start to finish, should take about six months. There is gas heat in the building, with two oil boilers, in case of emergencies. Rick Ives said that everything sounds good and moving along. It takes six to nine months to get papers signed.
 - Kathy Carter asked if Rick Ives hears from the tenet and landlords on Middle and Elm Streets. Rick Ives has heard from the tenets about their landlords and the problems they are facing. If things could be changed in those two blocks, it would change the whole neighborhood. He is trying to stir up interest in The Place restaurant and trying to get new businesses in to change the area around. Also the State Police will be temporary stationed in the Brooklyn Community Center starting next week. Bruce Parsons will be asking for more police patrols once the renovation is under way.
 - Aida Bissonnette asked Rick Ives about new members for the Committee; he will be looking for people this month. There will be a tenet member for the Committee once the building is full. Paul Phaiah's nephew, Doug Phaiah, a social worker, is still interested in joining.
- 4) **Adjournment:** Aida Bissonnette made a motion to adjourn the meeting at 10:33am. Paul Phaiah seconded the motion. No discussion. Motion passed.