

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

Brooklyn Housing Authority – Minutes for Wednesday, January 31, 2018
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
First Selectman	Rick Ives (10:10am)
Board of Finance Liaison	Sandra Brodeur
MSL Group, Inc.	Michael Licamele
MSL Group, Inc.	Bryan Wilson
Public	Aaron Kerouac (10:15am)
Recording Secretary	April Lamothe

2) Reading and Approval of minutes: Donald Francis made a motion to accept the minutes from November 15, 2017. Paul Phaiah seconded the motion. No discussion. Motion passed.

3) Update on Tiffany Place: None

4) Discussion with Michael Licamele, MSL Group, Inc.: Michael Licamele and Bryan Wilson talked with the Commission about purchasing 5 Front St. and 29 Tiffany St. Michael Licamele has done a walk-thought and believes that he can save the buildings. He said that he has all the information from ECHO, which is extremely helpful, although he is not sure if the company will apply for historic tax credits. Michael Licamele told the Commission about his company, MSL Group, Inc, and his current undertaking of a 12-unit project in Thompson on Riverside Dr. In this project, a corner of building needed to be repaired and they are making the building 100% solar powered. He has also worked in Bridgeport and received accommodations for his work.

Donald Francis asked Michael Licamele to tell them more about MSL Group, Inc; Michael Licamele started the company 29 years ago with real estate developing and financing. In the past four to five years, it has been mostly solar. He is also working on a program with solar that would help low income families in Eversource territory.

Bruce Parson asked what would happen once the project is completed. Michael Licamele said that they would hire someone to oversee the buildings and Matt would handle maintenance issues. Michael Licamele said that in order to keep maintenance issues low they purchase all new appliances with warranties from local stores, like Home Depot, that can come out and fix appliances.

Aida Bissonnette asked if it would be low income. Michael Licamele replied that it would be naturally affordable, not officially low income. Naturally affordable means the rent should reflect range the market rates of Section 8 rents.

Rick Ives asked Michael Licamele what would happen if he could not receive the necessary funding. Michael Licamele said that he has always received funding; it would be more of a question of when it would be received. Michael Licamele has already spoken to lenders. He said that the first building would be done in 5-6 months and the second building would be done in 8-12 months due to the amount of work needed to be done.

Aida Bissonnette made a motion to sell the buildings for \$1 to MSL Group, Inc. Paul Phaiah seconded the motion. No discussion. Motion passed.

Bruce Parsons asked if Michael Licamele if he could speak to Eversource about the deal that had been made previously. Michael Licamele replied that he will see if the offer is still available. Michael Licamele asked the Commission if there has been any thoughts of solar energy. Sarah Schoppe said that the Brooklyn Housing Authority owns 10 acres in the back. Michael Licamele said that might work, if they become interested in installing solar panels. He also asked about securing the property; Sarah Schoppe told him that the fences are rented for \$6,500 a year. Discussion ensued on the history of the area.

5) Election of Officials: Aida Bissonnette made a motion to keep the offices the same. Donald Francis seconded the motion. No discussion. Motion passed.

6) Other Business: None

7) Public Comment: Aaron Kerouac said that it was good for the neighborhood to be changing. He wanted to let the Commission know that Tiffany St. will be affected with the proposed map changes. The Mud District is going away and Tiffany St. will separated in the following zones:

- pure industrial in the northern part of the parcel
- RA on the southern half
- R30 on the water property and the empty parcels
- R10 for another parcel

Sarah Schoppe asked how this would impact the Commission; Aaron Kerouac replied that all the different uses are not all allowed right now, like industrial, unless of a special permit. Discussion ensued. Bruce Parson is concerned that the road would not be able to handle industrial businesses; Aaron Kerouac agrees. Sarah Schoppe said it is a safety issue because of the number of children in the area. Donald Francis suggested going to the public hearing for the zoning changes. Aaron Kerouac said that Planning & Zoning has to come to a consensus first. Aaron Kerouac will email the potential map changes to the Commission.

8) Adjournment: Aida Bissonnette made a motion to adjourn the meeting at 11:00am. Paul Phaiah seconded the motion. No discussion. Motion passed.

Respectfully submitted,
April Lamothe
Recording Secretary