

Brooklyn Housing Authority
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Brooklyn Housing Authority – Minutes for Wednesday, September 20, 2017
10:00am at the Brooklyn Community Center

1) Roll Call – Bruce Parsons called the meeting to order at 10:04am.

Members Present:

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

Others Present:

PHA Executive Director	Kathy Carter
PHA Business Manager	Sarah Schoppe
PHA Property Manager	Linda Laflamme
First Selectman	Rick Ives (left at 10:36am)
Recording Secretary	April Lamothe
	Wayne Jolley
	Aaron Kerouac (arrived at 10:38am)

2) Reading and Approval of minutes: Aida Bissonnette made a motion to accept the minutes from May 17, 2017. Paul Phaiah seconded the motion. No discussion. Motion passed.

3) Review of bids on the sale of Tiffany Place: LISC sent out eight bid packets and only two bids were received for Tiffany Place; ECHO and ACCESS Agency. LISC also placed it on their website. Rick Ives mentioned that he is a member of the ACCESS Agency Board of Directors, which is also mentioned in the ACCESS Agency's bid, which was stated as not to be a conflict of interest. Kathy Carter mentioned that the Department of Housing (DOH) wants a recommendation as to what entity the Commission would prefer to take over Tiffany Place; DOH and CHFA have final say in the matter. She prefers ACCESS Agency because they are local and after the project is done, they will still be invested in the project because tenants will need services that ACCESS Agency can provide. ACCESS Agency is experienced with HUD funding. It was mentioned that ECHO and Peter Battles would reapply for the same funding as before and apply for tax credits. The Women's Institute decided not to bid for the project. Kathy Carter would like the Commission to look at the two bids and keep in mind the local aspect; both entities have plenty of expertise with funding and finishing projects.

Donald Francis questioned where the entities would get their money. Kathy Carter replied that they would probably apply for the money that the Commission gave back and funding. Rick Ives mentioned that investors would most likely be involved.

Bruce Parsons said that since 2005, when Tiffany Place was emptied, they have been trying to receive enough funding to rehabilitate the buildings. Rick Ives told the Commission that the project was not mismanaged; price increases, wrong estimates, etc. were the problems.

Donald Francis said that it seems like ECHO has more experience than ACCESS Agency based on the bid paperwork. Aida Bissonnette questioned why did Peter Battles not work harder on finding funding before and now ECHO is bidding on the project. Donald Francis suggested asking Peter Battles why he can make it work now, but not last year. He also said to call both entities DOH references to see what they have to say.

Kathy Carter mentioned that they might receive a small loan to mow, pay the electric bill, and maintain the property, since the Commission has returned funds that were used before. She will contact them again.

Discussion ensued. Bruce Parson will contact Nathan Karnes and Karen Santana, the DOH references for ACCESS Agency and ECHO. Sarah Schoppe will ask ACCESS Agency and ECHO what is their source of funding, how soon they can start the project, and when they expect to finish it.

5) Other Business: None

6) Public Comment: Aaron Kerouac wanted to make sure that there is adequate affordable housing in Brooklyn. He has been a member of Planning and Zoning for years and this is mentioned quite often. He wants to make sure that there are enough houses to meet the Affordable Housing Requirements. Donald Francis mentioned that the size of the lot needed to be buildable is affecting the affordable housing. If exceptions could be made in higher density areas, that would help affordable housing. Discussion ensued. Sarah Schoppe mentioned that Tiffany Place will continue to be affordable housing.

4) Discussion of vacant lot usage at Upper Village: Paul Phaiah has been taking care of an empty lot that is owned by the Housing Authority for the past 10 years. He has planted a 40x80 garden, mows the grass, parks his vehicles, and allows his tenants to park their vehicles there. This issue was brought to the Commission's attention. Paul Phaiah said that he is not working on any vehicles on vacant lot. He parks his trailers and plow in the garden, once the season is done. He has allowed his tenants to park there since he only has one parking space available for each apartment.

Donald Francis has a problem with parking cars on the lot due to liability issues. Sarah Schoppe suggested to tell his tenants that they have one parking space only and any other vehicles will have to find parking elsewhere. Aida Bissonnette suggested to Paul Phaiah that in any new leases to have it in writing. The Housing Authority has no issue with the garden since it provides community service. Bruce Parsons asked if the Housing Authority make a contract with Paul Phaiah saying that they lease the land with proof of insurance, so that there is no liability on the Housing Authority. Kathy Carter will create a contract saying that Paul Phaiah is only allowed to park his trailers and plow on the property; he can continue to plant the garden. No motorized vehicles will be allowed to park there; he will have to tell his tenants that they have thirty days to find other parking.

7) 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