

HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN  
16 ARMISTICE STREET, NEW BRITAIN, CT 06053

BOARD OF COMMISSIONERS

TELEPHONIC MEETING

MAY 20, 2020 @ 6:00 p.m.

SPECIAL DIAL IN NUMBER (712)770-5505  
CODE: 105198976

The Board of Commissioners of the Housing Authority of the City of New Britain held a telephonic scheduled meeting on May 20, 2020 at 6:00 p.m.

Present: Chairman Anthony Bianca  
Treasurer, Frank Marrocco  
Commissioner Paul Edwards  
Commissioner, Alexandra Rivera

Also present: Executive Director John T. Hamilton  
Director of Operations, Joseph Woszczyna  
Alderman, Daniel Salerno joined at 6:16 p.m.

Chairman Bianca opened the meeting and called for roll call at 6:04 p.m. Declaring a quorum present he opened the floor for public participation.

PUBLIC PARTICIPATION: NONE

APPROVAL OF MINUTES: Chairman Bianca called for a motion to approve the minutes for April 15, 2020, Regular Meeting. Moved by Commissioner Edwards, Seconded by Commissioner Rivera. Motion carried.

ACCEPTANCE OF EXECUTIVE DIRECTOR'S & FINANCE EXPENDITURES REPORTS:

Acceptance of the Executive Director's & Finance expenditures report for April 2020. Executive Director John Hamilton reported highlights of the month were;

- COVID-19 and our response to the pandemic and safety measures we have taken to keep staff and clients safe.
- BDO our Fee Accountants have been working vigorously on our financial audit. They also have been working to address and improve the historical problems within Finance Department.
- PHA-Web Public Housing Software conversion will begin in June. This will

tremendously improve our overall status in each department and deficiencies that were highlighted in the HUD report.

- John Hamilton is encourage by the progress he is making with the support of BDO and the steps he has taken which include disciplinary steps of key staff to move the Department forward.
- John also reported we have a great support team between BDO and Imagineers, who have stepped up tremendously in order to facilitate and improve the deficiencies in the Finance Department.

Chairman Bianca suggested that John, himself and Treasurer Frank Marrocco attend the requested meeting with HUD to discuss the 2018 Financial Audit. Treasurer Frank Marrocco shared he has many concerns overall in finance Department. He urges that all Board Members attend the meeting with HUD to have a better understanding of what the state of the Agency. John Hamilton advised the Board that the Financial Audit that HUD presented discusses deficiencies from 2018. The Agency along with the support of Imagineers who oversee our Section 8 Department and the new Executive team, we have been able to move the Agency forward and have positive updates since the 2018 audit. Chairman Bianca advise that he would like to have a meeting with all Board members ahead of the meeting with HUD to get a better understanding of the report and a clear understanding of the state of the agency.

UNFINISHED BUSINESS: NONE.

NEW BUSINESS:

Motion to approve Resolution # 20-006: Writing off uncollectible rents under the Federally Funded low rent housing program for quarter ending March 31, 2020 in the amount of \$4,785.36. Moved by Treasurer Marrocco. Seconded by Commissioner Rivera. Motion carried.

Motion to approve Resolution # 20-007: to authorize the Executive Director to enter into a contract with Sav-Mor Cooling & Heating, Inc. For electric water heater replacement at Arthur F. D'amato Apartments (CT 5-9) in the amount of \$73,900. Chairman Bianca asked how long we have had the current water heaters. Joe, Director of Operations responded they are the original water heaters. Commissioner Rivera asked why the huge difference in price between the lower bidder and the other two contractors. Joe the Director of Operations responded that the low bidder is a Plumbing contractor and the other two where Electrical contractors who planned to subcontract the work including a higher mark up. Moved by Commissioner Edwards. Seconded by Treasurer Marrocco. Motion carried.

ADJOURNMENT: Motion to adjourn. Moved by Treasurer Marrocco. Seconded by Commissioner Edwards. There being no further items for discussion, Chairman Bianca adjourned at 6:22 p.m. Motion carried.

Date: \_\_\_\_\_

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John T. Hamilton, Executive Director