

MINUTES  
Housing Authority of the Town of Darien  
October 18, 2011 – 7:30 p.m.

A Special Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, October 18, 2011 in Room B-1 of the Darien Town Hall, 2 Renshaw Road, Darien, CT.

Present were: Commissioners Cynthia Ashburne, Joe Warren, Jan Raymond, Kass Bruno; Executive Director, Kathryn Molgano.

Minutes from the Meetings of August 23, 2011 and September 27, 2011 were approved without objection.

Paid Bills Reports for MR36 and E187 for September and October 2011 were approved on a motion by Joe Warren.

Commissioner Terms: Cynthia Ashburne discussed the present status of DHA Commissioner terms. The seat that became vacant upon Jenny Schwartz's resignation has not been filled. Jan Raymond and Joe Warren's terms have expired. Jan's interview with the Selectmen regarding her reappointment is pending. Kass Bruno's tenancy ended on September 30, 2011, and a new resident commissioner will need to be appointed by the Board of Selectmen. New legislation regarding the Selection of Tenant Commissioners went into effect on October 1, 2011. Notice needs to be sent to all Housing Authority residents informing them of the upcoming vacancy for the position of Resident Commissioner and the notice must include information on the procedures to be followed in applying for this position. DHA will consult with Ed Schmidt to ensure that we meet all requirements of the new legislation. Kass Bruno was reappointed in May of 2011 for a term beginning on July 1, 2009 and expiring of June 30, 2014. Kass expressed her desire to remain on the DHA Commission through her term as a regular Commissioner.

Executive Director's Report: Kathryn Molgano reported the following:

ARRA Weatherization Program: Bren-Air's installation of new heat pumps at Old Town Hall Houses is progressing well with 24 apartments completed. GM Home Inspection is removing the wall air conditioners and has completed 20 apartments. DHA has obtained a quote from mason, Frank Arcamone, FCA-LLC, to brick the exterior openings left from the removal of the AC units (brick to match existing brick as closely as possible, interlocking the existing courses). The Commission approved his quote of \$200 per opening for 30-32 units. Through CL&P's participation in the ARRA Weatherization Program, a new heat pump will also be installed in the Community Room. Kathryn Molgano will consult with Bren-Air to determine if one unit will be sufficient. If a second unit is recommended, the Commission agreed that DHA will bear the additional cost of installing the second unit.

Storm Damage: Kathryn Molgano presented three proposals from Three J's Electric for the replacement of the pole lamp in the courtyard at Old Town Hall Houses that was destroyed during the hurricane. The Commissioners made a selection and approved the \$1,500 expenditure.

OTHH Landscaping Contract for 2012: The Commissioners voted to renew the landscaping contract for 2012 with DLTC, Inc. There will be no price increase for 2012.

Allen-O'Neill Homes: Furnace cleanings for the houses were done by Sound Energy on September 13<sup>th</sup> and 14<sup>th</sup>. Kathryn Molgano noted that the last available heat exchanger was used to repair the furnace at 23 Allen-O'Neill Drive.

Clock Hill Homes: Kathryn Molgano reported that the 2 bedroom unit for sale since April has not yet sold. The Housing Authority has continued to contact applicants in order from the Waiting List to find a purchaser. We are presently at #31 from the list. The incomes of the applicants who express an interest in pursuing the option to buy have been certified with third party income verification from Imagineers. The Housing Authority was recently notified of a second 2 bedroom unit that will be offered for sale.

Tax Credit Allocation: Cynthia Ashburne reported that DHA was awarded \$2.47M in tax credits for the redevelopment of Allen-O'Neill. When further information becomes available, DHA will first schedule a meeting with the residents of AON.

Old Business: Joe Warren indicated that he will report back to Commissioners in the coming week on the status of securing proposals for the repaving of the parking lot and the removal of the dead tree at OTHH.

Allen-O'Neill Association: No report

Senior Resident Association: No report

The meeting was adjourned to Executive Session on a motion by Joe Warren at 8:40 p.m. to discuss resident matters.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Kathryn Y. Molgano  
Executive Director