

Special Meeting Minutes
Branford Housing Authority
Wednesday, October 25, 2017
The Community Room – Parkside I

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Commissioners Present: D. Denes, T. Lowe, M. Calter, K. Collins, C. Buono
Merit Properties: C. Daniw, L. Hampton
Special guests: Claudia Yale Attorney via telephone

CALL TO ORDER: D. Denes called meeting to order at 7:00pm

OLD BUSINESS

2018 Budget:

Discussion took place between D. Denes and C. Daniw. C. Daniw reported line by line on the budget projections. Lengthy questions and answers were provided between C. Daniw, D. Denes, K. Collins, M. Calter and T. Lowe regarding specific lines in the budget. M. Calter requested clarification on the differentiation between the current application process, past process, and future process with new CHFA guidelines. New projection marketing strategies for the new application process were clarified by C. Daniw.

Additional discussion took place regarding plans for future creative financing for preventive maintenance and priority projects for long term projections for maintaining the existing building if the new redevelopment fails to meet their deadline. Brainstorming resulting in possible solutions to be investigated and decisions identified and noted in preparation for long term operating projects. Goal is to sustain the current elderly and disabled housed with the 30% income guidelines established during original transfer of property and structure of the existing housing by state and federal statutes while entertaining creative, efficient and effective ways to bring in additional applicants at the new regulated increased base rent guidelines. C. Daniw stated CHFA wants a five-dollar increase on every base rent. Cheryl reported she has been working hard not to increase existing rent base because of hard ships that will be endured by many of existing tenants.

D. Denes clarified questions for Claudia who will provide resolutions after investigating.

K. Collins requested we have our own ADA report done to identify which required improvements/repairs get priority.

D. Denes will get three proposals to bring to the table.

A Resolution was submitted by C. Daniw, proposed by K. Collins a request to reword one line for clarification by M. Calter, T. Lowe approved, vote passed unanimously. C. Buono recused herself from this voted.

Meeting adjourned at 8:30pm

Respectfully Submitted
Christine Buono