

**NAUGATUCK HOUSING AUTHORITY
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
October 25, 2016**

1. The Special Meeting of the Board of Directors of the Naugatuck Housing Authority was held on Tuesday, October 25, 2016. The meeting was called to order at 2:10 pm. by Chairperson Theresa Swanson. Said meeting was held at the Naugatuck Housing Authority main office located at 16 Ida Street, Naugatuck, CT.

The following were in attendance:

COMMISSIONERS:

Others:

Theresa Swanson, Chairperson
Maria Fidalgo, Treasurer
Helen Borbas, Assistant Treasurer

Christine Warren, Executive Director
Steve Ball, J. D'Amelia & Associates
Timothy Sandor, NHA Fee Accountant

Joan B. Taf, Vice-Chair -Absent
Juel Brinchman, Tenant Commissioner -Absent

Residents: 0

2. Chairperson Swanson led the Pledge of Allegiance to the Flag.
3. **New Business:**

- a. **Capital Fund Agency Plan:**

Steve Ball of J. D'Amelia & Associates reviewed the Proposed Agency Plan effective January 1, 2017 through December 31, 2021. He discussed planned improvements at Federal Complexes to be performed using Capital Funds. A public hearing was held on Tuesday, October 25, 2016 at 2:00pm.

VOTED: Unanimously on motion by Commissioner Borbas and seconded by Commissioner Fidalgo to adopt the Agency Plan.

- b. **Discussion with respect to Oak Terrace Contractor for Revitalization Work:**

Steve Ball explained that final contract award amount is still being finalized. The lowest bid was over-budget, and contract items were being adjusted to bring the project within budget, so that contracts with Northeast Building Group (lowest responsible bidder) can be finalized & approved for signing.

- c. **2017 Proposed Operating Budget:**

Timothy Sandor, NHA Fee Accountant, presented the proposed budget for 2017 to the Board of Commissioners. He provided a detailed review of the Budget, and explained anticipated income, revenues and non-routine expenditures.

VOTED: Unanimously on motion by Commissioner Borbas and seconded by Commissioner Fidalgo to approve the 2017 Budget.

4. **Public Comment**: None

5. **Commissioner Comments**:

Commissioner Borbas commented that Timothy Sandor's presentation of the 2017 Proposed Budget was excellent.

6. *VOTED*: Unanimously on motion by Commissioner Borbas and seconded by Commissioner Fidalgo to adjourn meeting at 2:53pm.

Respectfully submitted,



Theresa Swanson
Chairperson



Christine Warren
Executive Director/Secretary

On Tuesday, October 25, 2016 a vote was taken on the following resolution:

RESOLUTION #305

APPROVING THE OPERATING BUDGET FOR 2017

WHEREAS, the Board of Commissioners of the Naugatuck Housing Authority accepts and approves 2017 Operating Budget prepared by Timothy Sandor, NHA Fee Accountant.

WHEREAS, all parties have reviewed and agreed upon these Operating Budgets;

NOW THEREFORE BE IT RESOLVED, that the Naugatuck Housing Authority approves the 2017 Operating Budget.

Results were as follows:

<u>VOTE</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Commissioner Theresa Swanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Joan Taf	<input type="checkbox"/>	<input type="checkbox"/>	<u>absent</u>
Commissioner Maria Fidalgo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Helen Borbas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Juel Brinchman	<input type="checkbox"/>	<input type="checkbox"/>	<u>absent</u>

Resolution #305 _____ Passed



Theresa Swanson
Chairperson