

MINUTES
Housing Authority of the Town of Darien
March 1, 2011

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, March 1, 2011 in Room B1 of the Darien Town Hall.

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

Minutes from the Annual Meeting of January 25, 2011 were approved without objection.

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

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

Fiscal Year 2009/2010 Audit: The annual audit of the Darien Housing Authority for the Fiscal Year ended June 30, 2010 has been completed. Auditor, Pat Buel, CPA reported no findings for MR36 and E187.

Reports will be forwarded to CHFA and DECD, as well as to DHA Commissioners.

ARRA Weatherization Program: Kathryn Molgano met with representatives from the State Department of Social Services and the Community Action Agency, ABCD, on February 16, 2011 for a pre-assessment meeting to determine if Old Town Hall Houses will be eligible to participate in the Weatherization Assistance Program established by the Department of Energy. The representatives from DSS and ABCD were given a tour of the facility and viewed three of the apartment units.

CHFA Site Visit: Tom Bourque, our Asset Manager from CHFA, visited the DHA on Wednesday, March 2, 2011. His visit included a tour of both Allen-O'Neill and Old Town Hall Houses and included an interior site inspection of a sampling of units at both projects. In regard to the condition of the parking lot at Old Town Hall Houses, Tom Bourque recommended that the DHA contract for a Capital Needs Assessment of the OTHH facility.

Allen-O'Neill Association: No report

Senior Resident Association: No report

Redevelopment Update: Jennifer Schwartz reported that she had a conference call with member of the AON Redevelopment working group – Arthur Anderson, William Crosskey and Viking Construction Company, to discuss current construction costs and pricing to be included in the 2011 LIHTC application. Topics discussed included the use of natural gas vs. oil, minimizing per unit costs and identifying areas of potential cost savings in an effort to minimize AON's "ask" to the State. Appointments for a new DECD Commissioner and a new CHFA Executive Director will be announced in the near future.

The meeting was adjourned at 9:00 p.m. on a motion by Joe Warren.

Respectfully submitted,

Kathryn Y. Molgano
Executive Director

km

