



THE NEW CANAAN HOUSING AUTHORITY
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Charles Berman, Chairman

Commissioners

Scott Hobbs Louise Brooks Kent Barker Donna Mills

Property Manager

Anne Q. McNamara

New Canaan Housing Authority Meeting minutes - March 18, 2009:

Present: Chairman Charles Berman, Commissioners Scott Hobbs, Louise Brooks & Kent Barker.
Also Present: Anne Q. McNamara and Noel Cooke, CPM (Phoenix Management Corp, AMO.).

Meeting called to order at 5:30 by Chairman Berman. A quorum of commissioners was established.

The Minutes of the October 15, 2008 meeting of Commissioners were approved

Chairman Berman updated commissioners on LIHTC application for the Mill reconstruction project. Chairman Berman & commissioners are hopeful DECD approves LIHTC funding in the near future for the construction of 40 new units that will eventually replace the Mill Apartments.

Discussion held regarding opening Millport waiting list to fill vacancies as current waitlist has been exhausted & rental of vacant unit at 35 Millport Ave.

The financial statements for Mill Apartments and Millport Apartments for January/February, 2009 were submitted & reviewed;

The 2009 budgets for both Mill & Millport properties were submitted & reviewed;

The 2008 year-ending Audit reports for both properties were submitted & reviewed.

Phoenix Management Corp. reported on:

- Tenant delinquencies;
- Vacancies;
- 2009 Management Plan for Mill Apartments submitted to and approved by CHFA;
- Capital Fund grant funds pursuant to the American Recovery and Reinvestment Act of 2009;
- Vacant seat on the governing board (which must include at least one member who is directly assisted by the PHA) - Discussion regarding nominating Millport Resident Donna Mills. Nomination to appoint offered by Commissioner Barker, Seconded by Commissioner Hobbs, Yes votes unanimous by remaining Board; Ms. Mills officially appointed Commissioner of the New Canaan Housing Authority effective March 18, 2009.

The next meeting is scheduled for June 17, 2009

There being no further business, the meeting was adjourned at 6:30.

Respectfully submitted,

Anne Q. McNamara
Property Manager