

Town of East Haven, CT
Housing Authority Special Meeting Minutes (Zoom)
June 1, 2020
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Members Present:

Chairwoman Natarajan
Vice-Chair Enders
Commissioner Sand

Staff Present:

Michelle Benivegna, Interim E.D.

Others Present:

Marie Phelan

Clerk Linda LaLuna called the meeting to order at 7:12 p.m. Roll was called, and a quorum was present.

Appointment of Michelle Benivegna as Interim Executive Director

Commissioner Bob Sand made a **MOTION** to appoint Michelle Benivegna as Interim Executive Director. Vice-Chair Enders seconded. All were in favor; none were opposed, and none abstained. **MOTION CARRIED**

Discuss and Take Any Necessary Action on Presentation by Pullman and Comley Regarding the Benefits to Housing Authorities from Issuing Bonds to Assist in the Financing of Housing Projects

Marie Phelan, from Pullman and Comley was in the meeting to discuss the possibility of hiring her firm to represent the Town of East Haven Housing Authority and assist with bonding for future renovation and or building housing projects here in Town. There is a renovation project here that she brought to the commission's attention.

There is a developer that is looking to purchase Woodview Apartments and totally renovate the building and the property. Some items include security camera upgrades, new windows, heat and flooring just to name a few. The Town does not own nor run Woodview but could assist the developer in obtaining funds for the project if the HA would be interested in issuing bonds to the developer for a fee.

There was much discussion regarding the ins and outs of the program with explanations on how the project would work and what could be done and how the Town could benefit. Marie explained that the Town has no liability to repay any funds that was solely up to the owner of the project on the loan. KeyBank has agreed to be an investor in the project.

Chairwoman Natarajan as well as ED Benivegna stated that they had to run this by the Town Attorney as Pullman and Comley would have to be hired as a separate entity hired by the Housing Authority.

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Chairwoman Natarajan wanted to get this project going while others had some issues and needed answers before determining what their decision would be. It was asked of Marie to have the developer send out a presentation to the commission and have it discussed at their next meeting in July.

Commissioner Sand made a **MOTION** to table any decision in order to go over the package that would be sent out by the developer so that the commission had time to investigate all the details. Vice-Chair Enders seconded. Chairwoman Natarajan opposed the **MOTION**, but all others were in favor and no one abstained. **MOTION CARRIED**

A comment was made regarding the expiration dates on the paperwork that was sent to the commission. All agreed that those should be changed in the presentation prior to the next meeting.

There being no further business to come before the Authority, a **MOTION** to adjourn the meeting at 8:47 was made by Vice-Chair Enders and seconded by Commissioner Sand. All were in favor and none were opposed. **MOTION CARRIED**

Respectfully Submitted,

Linda S. LaLuna

Clerk