



Bennington Housing Authority Meeting Notes of Board of Commissioners  
December 17, 2018

Location: Bennington Housing Authority offices, Bennington

Commissioners Present: Sharyn Brush, Sandra Bessette

Commissioners Absent: Paul Walden, Nancy Messina, Kristi Pepoon

Directors Present: Jonathan Ryan - Executive Director

Penny Taylor - Director of HCV/Section 8 Program

Dack Lauzon - Director of Facilities & Capital Fund

Directors Absent: Lindsay Vajda - Director of Administrative Services

Staff Present: Laticia Gordon - Administrator HCV/Section 8 Program

Others Present: Paul Dettman - Consultant

**\*\*\* No Business Was Voted on Due to Absent Commissioners and Lack of Quorum \*\*\***

Sandra Bessette called the meeting to order at 5:01 p.m.

There was no motion to approve the minutes of the November meeting due to lack of quorum.

Paul Dettman gave an overview of the Rental Assistance Demonstration program of the Department of Housing and Urban Development (HUD). He is willing to schedule a conference call with the absent commissioners to explain the program and draft an outline of the process for the January 2019 meeting.

**Executive Director's Report:**

- Another maintenance mechanic was hired bringing the total to four; one for each of the public housing campuses.
- Personnel Policy for Bennington Housing Authority; no questions.
- The public housing tenant meeting was attended by 15 tenants.
- The Homework Club at Beech Court is a success with an average of 14-18 youth attending. Possible small stipend for organizer. BHA possibly helping with the snacks
- Starting a homework club at Willowbrook; network with Molly Stark School.
- Job Corp. will host a workshop in the Willowbrook Community Room in January 2019.
- Dream Team is giving monthly reports. There are 12 mentors to 12 children.
- Brookside construction claim looks solid; mediation meeting in February 2019.
- The Capital Funds through FY 2017 are closed.



## Bennington Housing Authority Meeting Minutes of Board of Commissioners December 17, 2018

### **Executive Director's Report Continued:**

- Beech Court playgrounds - 2 are planned (toddler & older children); estimated 60 days before design is complete.
- Willowbrook Security - Added more cameras; hope will help with deterrence. Bidding in January.

### **Facilities Report:**

- The bathroom fan installation at Willowbrook is complete.
- 2 Dumpsters (regular trash & recycling) now in front of each building at Willowbrook.
- Beech Court, Walloomsac, and Brookside campuses have been quiet.
- Setting up office in Beech Court Community Building.

### **Section 8:**

- Auditors here December 10 & December 11, folders are looking better and 5 out of 18 issues may be taken off their list.
- Now have a Rent Reasonable Methodology; a copy was submitted to the board.
- Vouchers- 183 leased tenants as of 12/1/18. 4 vouchers are pending, 3 will be leased by January 1, 2019.
- Staff and Board trainings are ongoing.
- Programs include Girl Scouts, Juicy Fruit Kids Christmas Party, Elks delivered Thanksgiving dinners to tenants that registered.
- An Organizational Meeting Tenants' board with public housing and Section 8 tenants is organized by Mary Gerisch.

### **Public Housing:**

- There is a positive tone with tenants.
- Delinquency is down.
- Fuel costs are high. H&L Fuels received the bid.
- Electric bill for campuses is high.
- Directors are working together on tenant issues.

Resolution #471, Approve Updated Personnel Policy deferred until January 2019 meeting.

Next meeting is January 28, 2018 at 5 pm in the new Conference Room.

Meeting was adjourned at 5:49 pm.