

**Housing Authority of the Town of Windsor**

Board of Commissioners

Special Meeting

April 14, 2021, 3:00 p.m.

Council Chambers, Windsor Town Hall and Zoom

UNAPPROVED MINUTES

Commissioners present: Engelmann, Gutcheon, Jaamal

Commissioners absent: Mack

**1. Call to Order**

Commissioner Gutcheon, Chair, called the meeting to order at 3:02 p.m.

**2. Public Communications**

Andrea stated that justice must be served.

Becky Jacobsen wanted to know what documents have and have not been given to the Board. The chair replied that this will be addressed later in the meeting.

Ned Bacigalupo said that what the Board is doing is a disgrace to the town. A few clogged toilets aren't a big deal. It is typical Democrat b.s.

**3. Legal services agreement**

The chair gave an update on the procurement process for Board Counsel. He has three firms interested in submitting proposals. The Board will make a decision on who to hire at its April 28 meeting. However, events have shown that the Board can't wait two weeks to have counsel. He therefore proposed the Board enter into a short-term agreement with local attorney Timothy Fitzgerald. Our procurement policy allows us to make noncompetitive procurements of under \$2,500.

Commissioner Jaamal moved that the Board enter a legal services agreement with Timothy Fitzgerald for general counsel services through April 28, 2021, and instruct the Chair to execute any instrument necessary or desirable to do so. Commissioner Engelmann seconded.

To enter a legal services agreement with Timothy Fitzgerald for general counsel services through April 28, 2021, and to instruct the Chair to execute any instrument necessary or desirable to do so.	Aye: Engelmann, Gutcheon, Jaamal.
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4. Executive Session concerning the appointment, employment, performance, evaluation, health or dismissal of a public officer or employee (Executive noncompliance with resolution 2021-01)

Commissioner Jaamal moved that the Board enter executive session to discuss the appointment, employment, performance, evaluation, health or dismissal of a public officer or employee (Executive noncompliance with resolution 2021-01). Commissioner Engelmann seconded.

To enter executive session to discuss the appointment, employment, performance, evaluation, health or dismissal of a public officer or employee (Executive noncompliance with resolution 2021-01)	Aye: Engelmann, Gutcheon, Jaamal.
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The Board entered executive session at 3:12 p.m. Present were Commissioners Engelmann, Gutcheon, and Jaamal.

At 3:47 p.m., Mr. Jaamal moved that the Board exit executive session. Ms. Engelmann seconded.

To exit executive session	Aye: Engelmann, Gutcheon, Jaamal.
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5. Possible action arising from item 4

The chair stated that the following documents have not been provided to the Board pursuant to Resolution 2021-01:

- Annual reports 2018-present
- Most recent annual FDS submission
- Current year budget and YTD budget versus actuals reports for each HATW cost center
- Executive Director contract
- Executive Director job description
- Housing management policy (ACOP or state equivalent) for each HATW Asset Management Project.

He said the refusal to provide such fundamental documents as our contract with our chief executive and even our own budget continues to be unacceptable. The Board must restore accountability. However, for reasons we cannot disclose, the Board's most responsible course of action today is to extend the deadline.

Mr Jaamal moved that the Board extend the deadline for compliance with Resolution 2021-01 set on April 5, 2021 until further notice. Ms. Engelmann seconded.

Ms. Engelmann stated that she feels the disappointment of residents who had hoped for a resolution today. The Board must act with great caution, but is still working on behalf of the people to do what's best. The Housing Authority is in a messy situation and we're here to clean it up, not create a bigger mess.

That the Board extend the deadline for compliance with Resolution 2021-01 set on April 5, 2021 until further notice.	Aye: Engelmann, Gutcheon, Jaamal.
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## 6. Executive Session concerning strategy and negotiations with respect to pending litigation (Naughton v. Gutcheon; Naughton v. Town of Windsor)

Commissioner Engelmann moved that the Board enter executive session concerning strategy and negotiations with respect to pending litigation (Naughton v. Gutcheon; Naughton v. Town of Windsor). Commissioner Jaamal seconded.

To enter executive session concerning strategy and negotiations with respect to pending litigation (Naughton v. Gutcheon; Naughton v. Town of Windsor)	Aye: Engelmann, Gutcheon, Jaamal.
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The Board entered executive session at 3:51 p.m. Present were Commissioners Engelmann, Gutcheon, and Jaamal.

At 4:15 p.m., Mr. Jaamal moved that the Board exit executive session. Ms. Engelmann seconded.

To exit executive session	Aye: Engelmann, Gutcheon, Jaamal.
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## 7. Adjournment

Mr. Jaamal moved adjournment. Ms. Engelmann seconded.

The chair stated that the Board's next meeting would be April 20 at 3:00 p.m.

To adjourn	Aye: Engelmann, Gutcheon, Jaamal.
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The meeting adjourned at 4:17 p.m.