

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
January 24, 2018
Minutes of the Meeting

The Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of Greenwich was held on Wednesday, January 24, 2018 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:41 p.m.

The Chairman declared that a quorum was present and directed the Assistant Secretary, Lisette E. Contreras, to act as secretary for the meeting.

Commissioners Present: Sam Romeo, James Boutelle, Cathy Landy, Angelo Pucci and Robert Simms Jr.

Commissioners Absent: Abelardo Curdumi and Vincent De Fina

Staff Present: Anthony Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Lisette Contreras, Ruth Young, Teryl Reynolds, Sardis Solano, Laura Murphy and Winston Robinson

Legal: Louis Pittocco

Public: Joan Yankowski, Philomena Birmingham and Marcelle Sands

The Chairman welcomed the public and asked for any comments from residents. He reminded the public that this is a public meeting, not a public hearing and that he reserves the right whether or not to recognize speakers who are not residents of the Greenwich Housing Authority.

The Deputy Director stated that the vendor that was going to supply the bigger number sign for the community room is now out of business. The Maintenance Director has placed the order with another vendor. The Quarry Knoll Resident Council President asked if he knew how long it would take for it to be installed. The Deputy Director replied to allow a couple of weeks.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on December 13, 2017. On a motion duly made and seconded, the minutes, were approved (Commissioner Boutelle abstained due to absence).

Finance Committee:

The Finance Committee met on January 24, 2018. In attendance were Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Boutelle reported that year end numbers were discussed and there are no major issues. A few adjustments need to be made to the Adams Garden II construction/progress. Agnes Morley Heights is operating at a deficit due to high utility bills.

Commissioner Boutelle stated that the bank switch is effective February 1, 2018. However, the Wells Fargo accounts will remain open for a couple of months.

Commissioner Boutelle mentioned that Greenwich Close, McKinney Terrace II and Parsonage Cottage have improved. The Executive Director explained that these accounts have loaned money to other accounts and the improvement is due to the loans being paid back.

Development Committee:

The Development Committee did not meet this month.

The Executive Director stated that the offer he made on land that St. Paul Evangelical Lutheran Church was selling didn't go through. The Church decided to only sell half of the property and that didn't work for HATG.

The Executive Director informed the Board that an individual that owns property near Wilbur Peck Court is interested in selling. He will meet with the homeowner and Tony D'Andrea next week.

The Executive Director reported that he is working on closing for the Armstrong Court Phase I. He added that with the new tax plan in which corporations will pay less taxes, tax credits will not be needed as much. However, Enterprise is still holding their deal of \$0.91 to every \$1. The Executive Director stated that there is still a \$400,000 gap that has to be closed.

The Executive Director stated that the Town Hall Annex kitchens are coming along. Coming projects at Town Hall Annex are new doors, elevator cab upgrade, upgrades in the common areas and new heating system.

The Executive Director indicated that the painting upgrade at McKinney Terrace will begin in the Spring. All the boilers at McKinney Terrace I will be replaced.

The Chairman stated that Triple J is filing a permit with the Town for the construction of the new laundry room at Adams Garden II. The Executive Director added that the contract went out today.

The Executive Director reported that the distribution of the heating system at Armstrong Court will be replaced in the Spring. This includes all the underground piping that is connected to the power plant.

The Chairman declared that the Armstrong Court fire code violation will be discussed during Executive Session.

The Chairman informed the Board that the Adams Garden II heating system failed recently because the Town had HATG install the piping on the outside of the units instead of inside, as was intended. As a result, the pipes froze. However, the problem is now fixed; the piping was installed inside the units as originally planned. The Executive Director added that this year HATG has not had as many calls due to no heat as before since the heating systems at Wilbur Peck Court and Armstrong Court were replaced and the ones at Adams Garden and Greenwich Close were fixed.

The Deputy Director asked when the next funding round for Armstrong Court Phase II is due. The Executive Director replied that it is due in April and he has already started working on the application.

Administrative Committee:

The Administrative Committee did not meet this month.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Executive Director stated that the Parsonage Cottage heating system replacement project will start in the Spring. Parsonage Cottage has received assistance from CNG.

The Parsonage Cottage Administrator stated that she has no vacancies and is working with auditors on the audit report.

Executive Directors Report:

The Executive Director announced that the Christmas party was fantastic. However, due to the snow, the maintenance personnel were not able to attend and he would like to have a separate celebration for them. Commissioner Pucci stated that he will attend the maintenance party since he was not able to attend the Christmas party due to the snow as well.

Staff Reports:

The Deputy Director informed the Board that the temporary parking director had an issue with our parking policy. He found out that the original meetings at Town Hall approving the policy only gave HATG a 6 month trial period and no one followed up to make it a permanent ordinance. The Town put up all the signage but the director finds a problem with HATG giving out the parking permits. He thinks the Town should do the whole process of verifying residents and giving out parking permits. The Deputy Director stated that he will meet with the parking services director on Friday. An Agnes Morley tenant mentioned that parking is a disaster during the day and at night and she is tired of the situation. She has called the police and was told that they cannot issue tickets. The Executive Director explained that there are more cars registered than there are parking spaces. The tenant replied that she understands that but it aggravates her when she sees cars without a sticker parking in the lot. She suggested having someone issuing violation stickers. The Chairman admitted that staff has been working tirelessly on resolving this issue, however, the Town did not follow up on making the parking policy a permanent ordinance. The tenant suggested towing cars at night without parking stickers then people will know that their car can be towed. The Deputy Director stated that he has no problem with setting up a towing system. He agrees that tenants should have a space because they pay rent. Commissioner Boutelle stated that he is advocating for a towing system but he does not want to hear tenants complaining that their guests' cars were towed.

An Agnes Morley tenant thanked HATG for checking the whole building for bed bugs.

Another tenant of Agnes Morley thanked HATG for the new furniture. She thinks it looks beautiful.

Other/New Business:

No Other/New Business

Motion to go into Executive Session at 6:20 p.m.

Motion to come out of Executive Session at 6:45 p.m.

RESOLUTION 463:

The Deputy Director reported that the Housing Authority has notified tenants at Adams Garden of an increase in the base rents for vacant units effective March 1, 2018.

RESOLVED, that the Board of Commissioners approves the base rent increase for vacant units at Adams Garden as reflected in the memorandum to residents dated December 6, 2017 and to file with appropriate agencies.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:46 p.m.

Respectfully submitted by,

Lisette E. Contreras