

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
January 25, 2017
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 25, 2017 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:34 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, Abelardo Curdumi, James Boutelle, Robert Simms Jr. and George Yankowich

Commissioners Absent: Cathy Landy and Angelo Pucci

Staff Present: Anthony Johnson, Terry Mardula, Penny Lore, Lisette Contreras, John Yankowich, Laura Murphy and Ruth Young

Legal: Louis Pittocco

Public: Barbara Rogers, Ruth Gordon, Carol Nuro, Margaret Gasparino, Antonia Christiano, Yvonne Polland, Christine Holland, Marion Milazzo, Margaret Clarke, Marcelle Sands, Mary White, Dennis Torres, Luis Ruano, Chris von Keyserling, John Munnely and Marcia Rios

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 will invite any non-residents to speak.

A resident of Agnes Morley Heights stated the bank asked her for an ID when paying her rent. She stated that she doesn't have an ID. The Chairman replied that HATG will not deal with the current bank much longer. He directed the tenant to work with the Social Worker in order to get an ID.

Another resident stated that her last rent payment was lost in the mail and she had to put a stop payment which cost her \$30. She asked if it's possible to install a lock box for the residents of Agnes Morley so they won't have a problem with rent payment. The Executive Director replied that payments are hard to track in that manner. The Chairman decided to leave the decision for the lock box to the Executive Director and the Deputy Director's discretion.

The Chairman announced that he has received complaints of tenants feeding the wildlife. He asked the public to please discontinue this practice and offered a \$25 reward if anyone tells him which tenants are doing this.

A resident from Agnes Morley claimed that since the ashtray by the back door was removed, there are cigarette butts all over the floor. The Deputy Director responded that the reason for

removing the ashtray is because no one is supposed to smoke there. She also stated that tenants fling their garbage bags into the dumpster and the garbage falls on the floor.

The Chairman expressed his gratitude to the residents of Agnes Morley stating that they are the best in attendance at the board meetings.

A tenant from McKinney Terrace had a complaint about the parking. She claimed that there are many cars without parking stickers and there are no spaces available. The Deputy Director replied that Vinci Drive is not patrolled by police since it is not a road owned by the Town. The tenant stated that there is a resident that has been living there for over a year and always backs the car up in the parking space. This causes all the exhaust fumes to enter her apartment through the window. The Deputy Director will check into that.

The Chairman introduced Dennis Torres, Vice-President of Family Centers. The Executive Director stated that Mr. Torres runs all the medical clinics for Family Centers, including the one at Wilbur Peck Court. Mr. Torres stated that Family Centers received a grant to construct a clinic within public housing in Greenwich. Greenwich Hospital was in favor of the project as there is no clinic in Greenwich and the Emergency room is overrun. The clinic offers primary medical care and dental care. It took nine months to open the clinic and is now seeing about 50 new patients per month. The dental clinic is almost at capacity. There are no specialist doctors but they do provide referrals. He introduced Luis Ruano who is the enrollment manager. Mr. Ruano stated that a flyer was mailed out to all HATG Residents and thanked the Executive Director for his support. The Chairman is very impressed with the professionalism of the staff. The Deputy Director asked if they have seen any parking issues with their patients. Mr. Torres replied that he has not heard complaints from anyone in regards to parking. The Executive Director inquired if there are patients from the other neighborhoods within Greenwich. Mr. Torres replied that they have received patients from other neighborhoods.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on December 14, 2016. On a motion duly made and seconded, the minutes, with revisions, were approved.

Finance Committee:

The Finance Committee met on January 25, 2017. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director and Deputy Director.

Commissioner Curdumi stated that end of year operations were positive in all projects except the HAP program. He added that surplus has improved and that the housing authority is performing well.

Development Committee:

The Development Committee met on January 18, 2017. In attendance were the Chairman, Commissioner Yankowich, the Executive Director and the Planning and Development Manager.

The Chairman stated that they met with the developer for Adams Garden. The Executive Director added that the only item that remains open is a change order.

The Chairman informed the board that they took a look at the renovated bathrooms at Wilbur Peck Court. The Executive Director added that the Property Manager has done a great job in

communicating with the residents and helping them move in and out. The Deputy Director stated that we were able to schedule work to be done in the unit with the family of 15 persons during the February school break. They will be given 3 hotel rooms. The Deputy Director thanked the tenants for their cooperativeness and the contractor for establishing a very well organized timeline. He added that the next project HATG should undertake is renovations of the kitchens at Wilbur Peck Court. A CDBG application should be submitted for that.

Commissioner Yankowich reported that the fire sprinklers at McKinney Terrace were discussed.

The Executive Director stated that the buildings for the Adams Garden Expansion are up. The Chairman added that the water lines are installed and the contractors have begun to install the siding. Commissioner Yankowich stated that an event should be planned sometime in April for the opening.

The Executive Director sent a letter of intent to the Armstrong Court developer. The building plans must be 100% completed before receiving financing through the State. The Chairman reported that the State of Connecticut advertised a legal notice of public hearing in the newspaper in which the Armstrong Court Phase II is on the agenda for \$10,400,000.

The Executive Director informed the board that the Planning and Development Manager reached out to Redstone regarding their interest in bidding on the Town Hall Annex projects.

Administrative Committee:

The Administrative Committee met on January 24, 2017. In attendance were Commissioner Pucci, Commissioner Boutelle, Commissioner Simms and the Executive Director.

Commissioner Boutelle inquired if wage increases needed to be board approved. The Executive Director replied that he would like to discuss this during Executive Session.

Commissioner Boutelle inquired about the Social Worker's report. The Executive Director suggested the Commissioner should ask the Social Worker directly and that he would have her explain her report.

Commissioner Simms suggested that the location, date and time should be listed for all the resident council meetings on the Social Worker's report.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Executive Director stated that the laundry machine at Parsonage Cottage flooded the lobby which caused damage to the emergency panel. The Parsonage Cottage Administrator thanked the Maintenance Director, the Parsonage Cottage Facility Manager, Commissioner Yankowich and the Planning and Development Manager for their help fixing the issue. Commissioner Yankowich suggested a pan be installed under the laundry machine. He also suggested having central heat just for the common areas and individual units in the bedrooms.

Commissioner Curdumi congratulated the Parsonage Cottage Administrator on a violation free inspection. The Parsonage Cottage Administrator informed the board that she worked on setting

up policies and procedures with Attorney Beltrano for a year and the inspectors mentioned that they are the best they have seen in the State for a residential home.

The Executive Director mentioned that he received a grant application for public transportation and he passed it on to the Parsonage Cottage Administrator. The Parsonage Cottage Administrator stated that she completed the application with the Social Worker and thanked Commissioner Boutelle for his assistance.

The Executive Director notified the board that the property managers have started the process of requesting tenants for their information for the mass notification program that will be implemented. Commissioner Boutelle inquired if a policy has been adopted on what the program should and shouldn't be used for or if tenants want to opt out of it. The Executive Director replied that tenants can't opt out of it and that it's a very efficient way of communicating. Commissioner Boutelle expressed his concerns of managers abusing this program. The Executive Director responded that the board can implement a policy if it wishes to but he does not foresee any abuse.

The Executive Director stated that the Greenwich Close Asset Manager made improvements to the three bedroom units and was able to increase the rent.

Executive Directors Report:

There were no questions on the report.

Staff Reports:

The Deputy Director referenced the parking situations at Agnes Morley Heights and McKinney Terrace and stated that the police will not enforce the parking policy due to the road belonging to HATG and not the Town. He suggested getting approval through the Selectman's office to have police enforce the road. The Chairman replied that he will first speak with the Chief of Police to agree on having police enforce the parking.

Other/New Business:

The Chairman congratulated Commissioner Boutelle on saving the Safe Rides program.

Motion to go into Executive Session at 7:05 p.m.

Motion to come out of Executive Session at 7:30 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:35 p.m.

Respectfully submitted by,

Lisette E. Contreras