

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
January 27, 2016
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 27, 2016 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:40 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, Cathy Landy, Angelo Pucci, Robert Simms Jr and George Yankowich

Staff Present: Anthony Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Lisette Contreras, John Yankowich, Peggy Yeung, Lili Lu, Sardis Solano, Laura Murphy and Winston Robinson

Legal: Lou Pittocco

Public: Joan Yankowski, Cristina Pica, John Munnely, Marcelle Sands, Margaret Gasparino, Christena Holland, Maureen Hopper, Margaret Yankowski, Lisa Jones, Tiffany Bailey, Elda Schupp, and Steven Ramkisson

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. The Chairman announced that there is new tenant organization from McKinney Terrace I and II. Commissioner Landy introduced them as follows: Steve Ramkisson, President, Maureen Hopper, Vice-President, Margaret Yankowski, Secretary, Mary White, Treasurer and Elda Schupp, Sergeant in Arms.

Ms. Cristina Pica stated that she feels terrible that Agnes Morley doesn't have a tenant council. However a meeting was held in November with the Social Worker and the Deputy Director and they are planning to hold another meeting in March. Commissioner Yankowich asked if co-chairmanship of the council has been discussed. Ms. Pica stated that there is not much cooperation. However, she would like to invite George O'Loughlin from Social Services Department in Town Hall to speak at the council meeting. Ms. Marcelle Sands stated that she is happy to co-chair the resident council. Ms. Pica mentioned that she called Cablevision to try to get a discount for seniors in Greenwich and was unsuccessful. Therefore, she spoke to the First Selectman and asked if someone from the Town legislature can call Cablevision on this matter. Ms. Pica inquired about the request to wash the building windows on the outside. The Executive Director replied that the request will be fulfilled in the Spring. Ms. Pica mentioned that she has brought to the Housing Manager's attention that the compactor closet has not been cleaned/washed/painted for several years. The Housing Manager replied that there might be a new contractor soon. The Executive Director stated that he already instructed the Maintenance Director to paint the building hallways and will let him know about the compactor closet as well. Ms. Pica thanked the staff for alleviating the parking situation. She asked if there are any plans on building an assisted living facility.

Commissioner Yankowich replied that HATG actually applied for a grant and it was denied. The Chairman stated that it is still in the plans.

Ms. Margaret Yankowski asked if McKinney Terrace II can get their windows washed as well. The Executive Director replied that it can be done.

Ms. Joan Yankowski requested if the Chairman can elaborate on the renovation plans for Quarry Knoll I that was mentioned at the last meeting. The Chairman stated that he is unable to give any details at the moment because a design is not completed yet. The Executive Director explained that siding will not solve the issues of the development. A plan has to be designed that extends the life of Quarry Knoll I and is economically logical as well. Commissioner Yankowich added that siding is very expensive and it doesn't add to the insulating value. Ms. Yankowski thought there would be designated smoking areas. The Deputy Director replied that there are no designated areas for smoking in any of the developments. Ms. Yankowski assumes that residents are smoking in their apartments because she has not seen anyone smoking outside. The Deputy Director responded that residents need to report anyone that they know is smoking inside their apartments. The Executive Director added that it would be a lease violation and HATG would have to know who is doing it in order to act. Ms. Yankowski has complained numerous times about the neighborhood dogs running without leashes. The Deputy Director stated that he knows about the case and social services department is involved in the matter. Commissioner Landy asked what the concern is regarding the dogs. Ms. Yankowski is concerned about residents tripping over the dog and the dog reliving himself anywhere because it's not sanitary. Commissioner Simms stated that non-residents walk their dogs on the property as well. The Deputy Director replied that they would have to be identified and located. Ms. Yankowski commended Winston Robinson for the good job he did cleaning up the snow at Quarry Knoll.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on December 9, 2015. On a motion duly made and seconded, the Minutes were approved (Commissioner Curdumi abstained due to absence).

Finance Committee

The Finance Committee met Wednesday, January 27, 2016. In attendance were Commissioner Curdumi, Commissioner Boutelle, Commissioner Yankowich, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi stated that the 2015 financial statements were reviewed. All the developments operated at a surplus except Agnes Morley Heights, which still is still recovering from high utility bills, and the Section 8 program, which is due to using reserve money for leasing up vouchers. Commissioner Curdumi stated that overall 2015 was a successful year.

Commissioner Boutelle requested that the Parsonage Cottage deficit should reflect the deferred charges on the financial statements as so that the BET sees the actual deficit.

Development Committee

The Development Committee did not meet this month.

The Chairman stated that the loan for Adams Garden expansion will be signed tomorrow.

The Chairman informed the Board that he will hold a meeting at Armstrong Court for the residents on Sunday to hear any concerns.

The Planning and Development Manager stated that he will have a meeting on Friday with the engineer and contractor involved with the boiler project as well as the Maintenance Director to discuss the issues with the new boilers at Armstrong Court. Commissioner Landy mentioned that the heat and hot water have been better over the weekend.

Administrative Committee

The Administrative Committee met on January 26, 2015. In attendance were Commissioner Pucci, Commissioner Boutelle, Commissioner Simms, the Executive Director, Deputy Director and Finance Director.

Commissioner Pucci would like to discuss the meeting during Executive Session.

Commissioner Boutelle informed the Board that the evaluations were discussed and the recommended employee pay increases.

Other Residences Committee

The Other Residences Committee did not meet this month.

The Parsonage Cottage Administrator thanked Winston Robinson for helping with the maintenance duties while the Facility Manager was away.

Executive Director Report

The Executive Director stated that on February 19, 2016 the maintenance staff will vote on whether to decertify their Union. Winston Robinson added that the current union is not a good fit for the maintenance department. The maintenance department will operate without a union for some time and if it doesn't work; they will seek a different union that better fits their needs.

The Executive Director reported that the CHAMP8 grant application was filed earlier in January for the new units at Armstrong Court. The application that was submitted last year was denied because the project was too large. Now HATG is phasing it into longer and smaller projects so that it will be more competitive.

The Chairman inquired about the PILOT. The Executive Director replied that there is no more PILOT; the State has informed the Towns that they will not submit PILOT payments. HATG pays the PILOT for the federal properties, and if it's not paid, it's accrued. The Accounting Manager explained that the 2015 accruals have not been processed yet. She added that the auditors process them. Commissioner Yankowich asked if the financial statements are therefore not accurate. The Executive Director replied that they are not accurate for the federal properties and directed the Finance Director to add the PILOT and all expenses to the financial statements.

Commissioner Curdumi inquired about the elevator at McKinney Terrace II. The Executive Director stated that some issues remain with the inspections. He added that the Town has lost the plans and they will now defer to the State to decide on the inspections. However, the elevator is complete and operational. The Planning and Development Manager mentioned that this issue has been going on for three months.

Commissioner Simms stated that the health care facility at Wilbur Peck Court will be completed in the Spring. The Executive Director explained that Family Centers is using HATG space. There was a problem with some asbestos in the room that had to be encapsulated and some sprinklers had to be moved. The Planning and Development Manager stated that the clinic will run by appointment

only, no walk-ins will be accepted. Commissioner Curdumi asked if HATG is charging Family Centers for leasing the space for the clinic. The Executive Director replied that they are not being charged and that HATG is currently working on completing the lease. Commissioner Boutelle inquired about security systems in the clinic due to the possible presence of narcotics. The Planning and Development Manager mentioned that HATG has installed security systems and Family Centers is also installing their own security systems.

Staff Reports

The Deputy Director reported that HATG is currently over leasing their Section 8 vouchers. About twenty apartments have been rented within the last two months.

The Deputy Director stated that the rents were raised at Town Hall Annex by \$250 per unit. However no residents were affected because everyone in the building is on Section 8. He added that HATG is planning on increasing the rent annually at this location.

The Deputy Director informed the Board that he is in the process of increasing the base rent at McKinney Terrace II. Some residents are on Section 8 at this location as well. The increase will affect only one resident. This increase is taking place in an effort to build up reserves.

The Deputy Director stated that rent collection for 2015 was at 98%.

Other/New Business

RESOLUTION #424

The Deputy Director reported that the Housing Authority has notified tenants at McKinney Terrace II of an increase in the base rents effective March 1, 2016.

RESOLVED, that the Board of Commissioners approves the base rent increase at McKinney Terrace II as reflected in the memorandum to residents dated December 11, 2015 and to file with appropriate agencies.

Commissioner Landy asked if rent increases at McKinney Terrace II are done every year. The Deputy Director replied that the rent was previously increased two years ago. The Executive Director added that the rent had not increased for five years before that even though the State kept encouraging HATG to increase it.

Commissioner Curdumi motioned to approve resolution #424, Commissioner Boutelle seconded the motion and all were in favor.

Motion to go into Executive Session at 6:40 p.m.

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

Commissioner Boutelle motioned to approve a 4% average wage increase for staff with allocation to be decided by management. Commissioner Pucci seconded and all votes were in favor.

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