

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Annual Meeting of the Board of Commissioners
October 24, 2018
Minutes of the Meeting

The Annual Meeting of the Board of Commissioners of the Housing Authority of the Town of Greenwich was held on Wednesday, October 24, 2018 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:38 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 and Robert Simms Jr.

Commissioners Absent: Vincent De Fina and Angelo Pucci

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

Legal: Louis Pittocco

Public: Antonia Christiano, Barbara Maguire and Philomena Birmingham

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.

A resident from Agnes Morley Heights stated that non-residents drive by after 10pm to throw out their garbage in the dumpster. The Executive Director stated that two cameras were just purchased for this purpose and will be installed by the dumpster. The tenant suggested that she can write down the license plates if that would help. The Deputy Director replied that if she is able to write down license plate numbers, that would be a great help and he can pass it along to the police. The Executive Director mentioned that this is a recurring problem at all HATG sites. Commissioner Boutelle suggested having a sign that notes the statute that they are violating. The Deputy Director responded that people who do this already know that they are doing something wrong. By having a sign, they may be inclined to cover their license plates.

The Executive Director informed the public that a request for qualifications has been advertised for replacing the windows and sliding doors at Agnes Morley Heights with triple pane glass.

The Chairman received a very nice letter from a resident of McKinney Terrace II thanking HATG for their summer picnic.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on September 19, 2018. On a motion duly made and seconded, the minutes, were approved.

Finance Committee:

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

Commissioner Curdumi reported that Agnes Morley Heights and Quarry Knoll I are at a slight deficit which is expected to balance off by the end of the year.

Development Committee:

The Development Committee did not meet this month.

The Chairman stated that they have been working on trying to close Adams Garden II and the construction of the laundry room is almost complete.

The Executive Director mentioned that the Armstrong Court underground piping work is almost complete.

The Chairman informed the Board that there was recently an accident on Brookside Drive adjacent to Greenwich Close. Someone ran into the transformer on the street which caused damage to the building. The Executive Director added that the building lost power and a generator had to be installed. HATG was financially responsible for all the damage to the property.

The Executive Director stated that the environmental review for Armstrong Court was finally completed and submitted to HUD.

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 work on replacing the heating system at Parsonage Cottage is still ongoing. The Parsonage Cottage Administrator added that there have been a multitude of problems concerning the job. The equipment in the ceiling is rusted and there have been problems getting heat and hot water to 3-4 rooms. The Executive Director explained that the existing system has not been balanced. The contractor is not very experienced with this new heating system. This is a high technology system that requires four boilers that modulate. He added that there were similar issues when the system was installed at Armstrong Court and Wilbur Peck Court. However the work is not complete yet and insulation still needs to be installed as well.

Executive Directors Report:

The Executive Director reported that he has been holding weekly calls with CHFA and bi-weekly calls with Enterprise in regards to the closing of Armstrong Court Phase 1. The issue now is that AMEC wants to increase their price and want to re-bid for their subcontractors. The Executive Director stated that he also feels uncomfortable starting a new project with a vendor that has not closed on a previous project. Therefore, the Executive Director has another contractor reviewing the project to submit a proposal in order to put pressure on AMEC. HATG, CHFA and our investors all want to close the financing because rates are increasing and now AMEC is holding it up.

The Executive Director mentioned that the rebranding of HATG is ongoing. Our marketing consultant, Bobbi Eggers, has met with about thirty people around town. We have met with her to discuss a name change to the organization as well. Bobbi found that HATG needs a greater sense of community; residents feel disconnected from the Town. Commissioner Boutelle stated that it seems that Bobbi is trying to take HATG back in the direction of a social service agency. The Executive Director replied that HATG is a group of communities and that the problem with the current name is the word "authority". The Chairman added that HATG is always confused as being part of the Town, which it is not. The Executive Director stated that family residents often feel isolated from the rest of the community. Changing the names of the developments themselves might be something we look into as well.

Staff Reports:

The Deputy Director stated that the parking situation is progressing slowly. He is waiting to meet with Captain Mark Kordick again, as he will be in charge of the parking enforcement. The Deputy Director will make it clear to Captain Kordick that parking enforcement is not needed during the day on weekdays, unless HATG calls for it. This being because business is conducted at HATG, the clinic is open at Wilbur Peck Court and the pre-school is in operation at Armstrong Court. The Deputy Director added that managers have updated all tenant vehicle and sticker information.

The Deputy Director reported that it is time to renew the Agency Plan which is a plan of HATG's mission, goals and vision. This has to be renewed annually and it has to list any new proposals.

The Deputy Director stated that he would like to discuss the rent increase request during Executive Session.

Commissioner Simms mentioned that Jackie Nieves' report on Wilbur Peck Court and Quarry Knoll I is very short. The Deputy Director replied that he spoke to her about adding detail to the report because there is a lot going on.

Other/New Business:

RESOLUTION #467:

RESOLVED that the Public Housing Authority Agency Plan for the Authority for the fiscal year commencing January 1, 2019 be, and it hereby is, approved and that the Chairman, Executive and Deputy Directors, or either of them, execute and file the Plan together with HUD Form 50075 and the PHA Certificate of Compliance with HUD in accordance with its instructions and regulations.

Commissioner Boutelle motioned to approve Resolution #456, Commissioner Curdumi seconded and all votes were in favor.

RESOLUTION #469:

The undersigned, being all the members of the Board of Commissioners of the Housing Authority of the Town of Greenwich (the "Authority"), hereby adopt Resolution #469 set forth below by unanimous consent:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Authority or until their successors are appointed:

Committees of the Authority:

Development Committee:

Sam Romeo (Chair), Angelo Pucci, Anthony L. Johnson and John Yankowich

Finance Committee:

Abelardo Curdumi (Chair), James Boutelle, Anthony L. Johnson, Derrick Bryant

Administrative and Communications Committee:

Angelo Pucci (Chair), James Boutelle, Vincent De Fina, Robert Simms Jr, Anthony L. Johnson, Terry Mardula and Lou Pittocco

Other Residences Committee:

Cathy Landy (Chair), Robert Simms Jr, Anthony L. Johnson, Penny Lore, Jamie Longo and John Yankowich

Board of Commissioners the Housing Authority of the Town of Greenwich:

Sam Romeo (Chairman), Abelardo Curdumi, James Boutelle, Vincent De Fina, Cathy Landy, Angelo Pucci, Robert Simms Jr.

Officers of the Authority:

Commissioner Simms motioned to approve Resolution #469, Commissioner Curdumi seconded and all votes were in favor.

Motion to close out Annual Meeting of the Board at 6:09 p.m.

Motion to open Annual Meeting for Quarry Knoll II Corporation (“QK II Corp”) at 6:10 p.m.

RESOLUTION #470:

The undersigned, being all the members of the Board of Directors of the Quarry Knoll Corporation (“QK Corp”), hereby adopt Resolution #470 set forth below by unanimous consent at a meeting duly called and conducted of this Board:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Corporation or until their successors are appointed:

Officers of Quarry Knoll II Corporation:

President	Anthony L. Johnson
Secretary	Terry Mardula
Treasurer	Derrick Bryant

Commissioner Simms motioned to approve Resolution #470, Commissioner Curdumi seconded and all votes were in favor.

Motion to adjourn the Annual Meeting for QKII Corp at 6:19 p.m.

Motion to open the Annual Meeting for Town Hall Annex Corporation (“THAC”) at 6:20 p.m.

RESOLUTION #471:

The undersigned, being all the members of the Board of Directors of the Town Hall Annex Corporation (“THAC”), hereby adopt Resolution #471 set forth below by unanimous consent at a meeting duly called and conducted of this Board:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Corporation or until their successors are appointed:

Officers of Town Hall Annex Corporation:

President	Anthony L. Johnson
Secretary	Terry Mardula
Treasurer	Derrick Bryant

Commissioner Curdumi motioned to approve Resolution #471, Commissioner Landy seconded and all votes were in favor.

Motion to adjourn the Annual Meeting for THAC at 6:24 p.m.

Motion to re-open the Annual Meeting of the Board at 6:25 p.m.

Motion to go into Executive Session at 6:26 p.m.

Motion to come out of Executive Session at 7:15 p.m.

RESOLUTION #468:

The Deputy Director reported that the Housing Authority has notified tenants at Town Hall Annex, McKinney Terrace I, McKinney Terrace II, Armstrong Court, and Adams Garden of an increase in the base rents effective January 1, 2019.

RESOLVED, that the Board of Commissioners approves the base rent increase at Town Hall Annex, McKinney Terrace I, McKinney Terrace II, Armstrong Court and Adams Garden as reflected in the memorandum to residents dated September 4, 2018, September 12, 2018 and September 10, 2018, respectively, and to file with appropriate agencies.

Commissioner Boutelle motioned to approve Resolution #468, Commissioner Curdumi 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 7:17 p.m.

Respectfully submitted by,

Lisette E. Contreras