

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Annual Meeting of the Board of Commissioners
October 25, 2017
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 25, 2017 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, Abelardo Curdumi, James Boutelle, Cathy Landy, Angelo Pucci and Robert Simms Jr.

Commissioners Absent: Vincent De Fina

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

Legal: Louis Pittocco

Public: Joan Yankowski, John Munnely, Althea Reardon, Ruth Gordon, Loraine Ford, Margaret Gasparino, Allan Novick, Marion Millazzo, Yvonne Pollard, Antonia Christiano, Barbara Maguire, Margaret Yankowski, Philomena Birmingham, Tho Blitstein, Michael Krause, Marcelle Sands and Christina Holland

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 McKinney Terrace II expressed her concerns regarding the appearance of the building and inquired of there are any renovation plans in the near future. The Executive Director stated that HATG was granted a CDBG grant which will be used to paint gutters and fix any rot. The Chairman mentioned that he walked around the property and noticed that the sidewalk on the side of the building needs to be fixed. The Chairman asked the resident if there are any problems with smoking in the building. The resident responded that picnic tables were placed far away from the building where residents got to smoke so it does not bother her. The Executive Director inquired about the functionality of the intercom system. The resident replied that she does not have a land line, so she is unable to use the intercom, but she is not aware of any issues.

The Quarry Knoll Resident Council President stated that the lights in the property are finally working. The Quarry Knoll Resident Council President inquired about the bigger number sign that was requested for the community room. The Deputy Director replied that the Maintenance Director will purchase a bigger number sign shortly. The Quarry Knoll Resident Council President inquired about the dumpsters with side doors. The Deputy Director replied that he spoke to the carting company and was told that side doors are at the same height as the top of the current dumpsters. The Quarry Knoll Resident Council President stated that the problem is that the top is too heavy to lift not the height. The Deputy Director stated that he can have them installed, however, since those dumpsters are bigger, they will have to be

placed further away than where they currently are. The Executive Director stated that he and the Deputy Director can attend the next resident council meeting in order to explain the situation to the residents. The Quarry Knoll Resident Council President informed the Board that the landscapers are still blowing the leaves toward the building instead of away from the building. The Quarry Knoll Resident Council President inquired if HATG informs new residents about the smoking policy. The Deputy Director replied that all new residents are informed about all HATG policies at the time of leasing. The Quarry Knoll Resident Council President inquired if HATG houses people who smoke. The Deputy Director replied that smoking is not a reason to deny housing to an individual.

A resident from Agnes Morley Heights asked if it's possible to have a sign installed reading "visitor parking is on the street or will be towed by police" somewhere in the parking lot. The Executive Director explained that there is a sign at the entrance of the driveway. The resident requested to have another sign installed. The Executive Director asked if the current sign can be lighted up. The Chairman agreed to light up the current sign. He added that he is trying to work with parking services to make the lot at Town Hall Annex available for HATG staff as well as residents. The resident expressed concern walking from Town Hall Annex at night because it is too dark, there is very little lighting and the sidewalk is not very even on Milbank Avenue. Another resident of Agnes Morley Heights stated that signs are useless because people do not read them and they drive too fast by the lot to even see the sign. The Chairman informed residents that they can call the police whenever they see illegal vehicles parked in the lot after 6pm weekdays and all day during the weekend. The Deputy Director stated that police will also ticket permitted vehicles that are not parked in a marked parking space. Another resident from Agnes Morley Heights thanked the Board for the housing provided stating that he is very comfortable in his unit and the building is very clean. The only problem he has is the parking situation. He stated that a ticket was issued to him one night that he parked in the fire lane because there was no space available. He walked around the lot and saw many vehicles without a permit and none of them had a ticket issued. The Deputy Director stated that police will sometimes not check for permits and only issue tickets to vehicles not parked in a marked parking space. The Chairman agreed to monitor the lot after 6pm on a regular basis. A different resident from Agnes Morley Heights inquired as to why the police can only be called after 6pm, because parking is also an issue during the day. The Deputy Director replied that during the day there are many different people coming into the office for different reasons and should not be issued a ticket for conducting business. A resident from Agnes Morley Heights asked how HATG can encourage residents to properly recycle because the recycle room always has food thrown in the receptacles. The Deputy Director responded that HATG has given enough education on recycling and residents will do what they want to do whether it's right or not. Another resident from Agnes Morley Heights complained about the appearance of the furniture in the common areas and the fact that the residents are not allowed to decorate the hallways anymore. The Executive Director replied that he will replace all the furniture in the common areas, however, he is not aware of why residents are not allowed to decorate. The tenant responded that all tenants received a letter requesting them not to decorate the hallways. The Senior Asset Manager informed the Board that she sent that letter because maintenance informed her that windowsills were being damaged by plants but residents are allowed to decorate elsewhere.

Commissioner Boutelle informed the residents that TAG will be providing rides to the polls on Election Day free of charge. The Quarry Knoll Resident Council President added that CCI is also providing free rides to the polls.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on September 27, 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 October 25, 2017. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported that the financial statements are off due to September having a five week pay period.

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

Development Committee:

The Development Committee did not meet this month.

The Chairman reported that the construction of the new units at Adams Garden II is complete and all tenants are installed. Punch list items still need to be worked on. He stated that the specs for the new laundry room are complete.

The Executive Director stated that the bathroom renovations at Wilbur Peck Court are complete.

The Executive Director announced that the kitchen renovation project at Town Hall Annex is ready to commence the project. He added that the building doors will be replaced as well. Commissioner Simms asked if replacing the intercom system at Town Hall Annex is on the agenda because the system is old. The Planning and Development Manager replied that it is not on the agenda because new systems don't work very well in old buildings. The Deputy Director added that since the system is working there is no need to replace it.

The Executive Director reported that he met with AMEC and Westchester Modular for the pricing of the new Armstrong Court development. HATG is looking to commence construction in the Spring. The closing of the project was held off due to the lack of having a State budget.

The Executive Director stated that the stair towers at Armstrong Court were recently power washed and are currently being painted.

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 he is still working on replacing the heating system at Parsonage Cottage.

Executive Directors Report:

The Executive Director reported that an article was published in the Greenwich Time from Sandy Litvack, Democratic candidate for First Selectman, in which he states false allegations about HATG. Mr. Litvack spoke about mold and roaches in a unit at Armstrong Court without ever speaking to HATG staff. The Chairman added that there were no work orders for mold on record; apparently it was a situation from a long time ago. The picture regarding the roaches was also an old picture from Wilbur Peck Court in which extermination took place numerous times, since the tenant was a terrible housekeeper, the problem continued. The Chairman stated that HATG hires a contractor to perform inspections and he gives a detailed report of every unit. The Executive Director and the Chairman

published responses to Mr. Litvack's allegations. The Executive Director, additionally, has requested Managers to take pictures of units during turnover.

Staff Reports:

The Deputy Director announced that the Section 8 program is over leased.

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. The changes that are included are the project based section 8 vouchers that will be used for the new units at Armstrong Court. The Quarry Knoll demolition is on the plan as well in case it happens.

Commissioner Boutelle inquired about the satisfactory performer rating from HUD and what needs to be done to have a high performer again. The Deputy Director explained that HATG is a satisfactory performer in the Low Income Public Housing Program but high performer in the Section 8 Program. He added that HATG received high scores in rent collection, management and maintenance. The low scores were on the appearance of the buildings themselves. Greenwich Close always scores less than the other buildings and these scores drastically change the overall rating. He stated that it also depended on the inspector that scores the buildings.

Commissioner Simms inquired about how the ROSS grant is budgeted. The Executive Director replied that it cannot be budgeted until they are awarded. He added that it's usually the Social Worker's salary.

Other/New Business:

The Chairman announced that his three year term as Chairman has expired, according to the By-Laws, and he opened the floor for nominations. Commissioner Curdumi nominated Commissioner Romeo for Chairman, who has been the best Chairman that HATG has had. Commissioner Boutelle motioned that the Secretary casts 1 ballot for Commissioner Romeo. The Secretary casted 1 ballot for Commissioner Romeo. All votes were in favor of electing Commissioner Romeo as Chairman. Commissioner Romeo accepted the position.

The Chairman stated that the Vice Chairman position is open for elections and he will be nominating Commissioner Curdumi for the position because as the longest standing commissioner he brings much historical value and financial knowledge to HATG. Commissioner Boutelle motioned that the Secretary casts 1 ballot for Commissioner Curdumi. The Secretary casted 1 ballot for Commissioner Curdumi. All votes were in favor of electing Commissioner Curdumi as Vice Chairman. Commissioner Curdumi accepted the position.

RESOLUTION #456:

RESOLVED that the Public Housing Authority Agency Plan for the Authority for the fiscal year commencing January 1, 2018 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 Pucci seconded and all votes were in favor.

RESOLUTION #458:

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 #458 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:

Anthony L. Johnson (President), Terry Mardula (Secretary), Derrick Bryant (Treasurer)

Commissioner Boutelle motioned to approve Resolution #458, Commissioner Simms seconded and all votes were in favor.

Motion to close out Annual Meeting of the Board at 6:52 p.m.

Motion to open Annual Meeting for Quarry Knoll II Corporation (“QK II Corp”) at 6:53 p.m.

RESOLUTION #459:

The undersigned, being all the members of the Board of Directors of the Quarry Knoll Corporation (“QK Corp”), hereby adopt Resolution #459 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 Curdumi motioned to approve Resolution #459, Commissioner Pucci seconded and all votes were in favor.

Motion to adjourn the Annual Meeting for QKII Corp at 6:56 p.m.

Motion to open the Annual Meeting for Town Hall Annex Corporation (“THAC”) at 6:57 p.m.

RESOLUTION #460:

The undersigned, being all the members of the Board of Directors of the Town Hall Annex Corporation (“THAC”), hereby adopt Resolution #460 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 #460, Commissioner Boutelle seconded and all votes were in favor.

Motion to adjourn the Annual Meeting for THAC at 7:00 p.m.

Motion to re-open the Annual Meeting of the Board at 7:01 p.m.

Motion to go into Executive Session at 7:03 p.m.

Motion to come out of Executive Session at 7:32 p.m.

RESOLUTION #457:

The Deputy Director reported that the Housing Authority has notified tenants at Town Hall Annex, Armstrong Court, Adams Garden, McKinney Terrace I and McKinney Terrace II of an increase in the base rents effective January 1, 2018

RESOLVED, that the Board of Commissioners approves the base rent increase at Town Hall Annex, Armstrong Court, Adams Garden, McKinney Terrace I and McKinney Terrace II as reflected in the memorandum to residents dated September 5, 2017, September 8, 2017 and September 11, 2017, respectively, 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 7:34 p.m.

Respectfully submitted by,

Lisette E. Contreras