

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
December 13, 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, December 13, 2017 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, Cathy Landy, Angelo Pucci and Robert Simms Jr.

Commissioners Absent: Vincent De Fina and James Boutelle

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

Legal: Louis Pittocco

Public: Antonia Christiano, Joan Yankowski and John Munnelly

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 bigger number sign for the community room has been ordered and should arrive shortly. The Quarry Knoll Resident Council President expressed her disappointment about the options for the dumpsters with side doors. The tenants are not happy about where the dumpsters would have to be placed. The Deputy Director explained the situation with the dumpsters and concluded that the system currently in place is the best. The Quarry Knoll Resident Council President informed the Board that the landscapers did a good job the last time they were at Quarry Knoll. The Chairman explained that the landscapers had a late start this year with the fall cleaning because the contract was delayed.

A resident from Agnes Morley Heights stated that the new furniture in the common areas is beautiful. The Senior Asset Manager added that she has received very positive feedback in regards to the new furniture. She inquired if anyone was checking the parking lot. The Executive Director replied that he and the Deputy Director checked the lot one night and placed violation stickers on non-permitted vehicles. This will be done periodically and repeat offenders will be towed. The Chairman stated that this will be done in all complexes. The Executive Director informed the Board that all the garbage rooms were cleaned as well as all the window screens in the building. The 3rd and 4th floors are very nicely decorated by the tenants.

The Senior Asset Manager explained the Family Self Sufficiency program to the Board. She stated that the program has paid out a total of \$174,098 for its public housing participants. The Section 8 program also has this program in place for its tenants. The Deputy Director informed the Board that Family Centers administers the program which is funded through a grant.

The Chairman asked for approval of the Minutes of the Annual Meeting of the Board on October 25, 2017. On a motion duly made and seconded, the minutes, were approved.

Finance Committee:

The Finance Committee met on December 13, 2017. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported that the Section 8 program is operating at a deficit. Agnes Morley Heights is also operating at a deficit due to the high utility bills.

Commissioner Curdumi stated that there are changes to the budgets need to be added such as adding Adams Garden II, the rent increase in the state properties and the 3% increase in salaries. Commissioner Simms inquired about the line utilities-other and asked if it was allocated for solar. The Finance Director replied that its water. The Executive Director stated that currently the lights are being replaced to more energy efficient lighting in all the complexes. He added that heating Agnes Morley is a big cost because it's electric. We are looking into a window replacement program in order to have more energy efficient windows. The Chairman asked if solar is still being considered. The Executive Director replied that he is still considering it.

Development Committee:

The Development Committee did not meet this month.

The Chairman reported that construction will start soon on the new laundry room in Adams Garden II.

The Executive Director stated that Town Hall Annex will have new kitchens, new doors and new heating system.

The Executive Director reported that Armstrong Court needs new piping for the heating system.

The Executive Director stated that McKinney Terrace will receive a painting upgrade that will be funded through a CDBG grant.

The Executive Director informed the Board that the bathrooms at Wilbur Peck Court are complete and is looking into renovating the kitchens.

The Executive Director stated that he made an offer on land that is owned by St. Paul Evangelical Lutheran Church. However, the offer didn't go through. The Executive Director added that he is trying to meet with the First Selectman to revive a past project.

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 was placed for bid. This project will start in the Spring.

Commissioner Simms was concerned about the pipe break at Greenwich Close. The Executive Director explained that it was a steam break and that it happens all the time. Other than that the heating system is

working great. HATG is saving money because of the new heating system, new windows and the roof insulation. He added that even though it's considered market rate rents, they're still lower than most private housing.

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:

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