

**HOUSING AUTHORITY OF THE TOWN OF GREENWICH**  
**Special Meeting of the Board of Commissioners**  
**December 18, 2014**  
*Minutes of the Meeting*

The Special Meeting of the Board of Commissioners of the Housing Authority of the Town of Greenwich was held on Thursday, December 18, 2014 at the Agnes Morley Heights Office of Executive Director via conference call. The Chairman, Sam Romeo, called the meeting to order in public session at 10:00 a.m.

The Chairman declared that a quorum was present and directed the Acting Assistant Secretary, Maria L. Morris, to act as secretary for the meeting.

Commissioners Present: Sam Romeo, Abelardo Curdumi, James Boutelle, Cathy Landy, Angelo Pucci, and Robert Simms Jr

Absent: George Yankowich

Staff Present: Anthony Johnson, Penny Lore, Maria Morris, and Peggy Yeung

Legal: None Present

Commissioner Curdumi stated that Commissioner Boutelle reviewed the finances & asked that he explain the major issues.

Commissioner Boutelle explained that passing the budget will allow the Executive Director access to a \$10 million budget. Concerned with Parsonage issue of the tenant service contract line item, because the BET will see the 37% jump. Parsonage is budgeted for 100% occupancy and vacancy of 2.5%. We will never have 100% occupancy. Parsonage revenue figure \$1,917,356 will be \$2,020,856. Instead use tenant service total \$231,000.

The Executive Director reported that the new total revenue is \$11,839,707 and total expense is \$9,784,736. Commissioner Boutelle said he was not opposed to approving these numbers. Commissioner Curdumi asked that the Board approve the Budgets and then make adjustments later.

Commissioner Boutelle requested that “Finance Director” be change to “Executive Director”; change the year from “2014” to “2015”; prepare 12/31/14 with consolidated total revenue off. Commissioner Boutelle stated that the resolutions need to be changed to reflect the new changes.

Commissioner Romeo motioned approval of Resolution #407 with changes. Commissioner Pucci seconded and all votes were in favor except Commissioner Yankowich, who was absent.

Commissioner Romeo motioned approval of Resolution #408 with changes. Commissioner Boutelle seconded and all votes were in favor except Commissioner Yankowich, who was absent.

Motion to adjourn at 10:20 a.m.

Motion to go into Executive Session at 10:21 a.m.

Motion to come out of Executive Session at 10:45 a.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 10:46 a.m.

Respectfully submitted by,  
Maria L. Morris

**RESOLUTION #407**

The Executive Director explained that the public housing budgets for Agnes Morley Heights, Wilbur Peck Court, Quarry Knoll I, and Greenwich Close need to be approved in accordance with HUD regulations. After discussion, upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the budgets for the fiscal year ending December 31, 2015, for the public housing facilities, Agnes Morley Heights, Wilbur Peck Court, Quarry Knoll I, and Greenwich Close, in the form submitted to the Board for review, be and they hereby are approved, and the Finance Director is directed to maintain such budgets in accordance with HUD regulations in the form submitted to the meeting and the Secretary is directed to file a copy thereof with the Minutes of the Meeting.

**RESOLUTION #408**

The Executive Director has prepared the budgets for the fiscal year ending December 31, 2015 which include the budgets for our State Elderly, State Moderate Rental and Town Hall Annex (referred to by CHFA as the “Management Plans” of such facilities). After review of such Management Plans, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves the Management Plans for the State Elderly, State Moderate Rental and Town Hall Annex and the Finance Director is directed to submit such Management Plans to Connecticut Housing Finance Authority (CHFA).