

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
April 23, 2014
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, April 23, 2014 at the Wilbur Peck Court Community Room. The Chairman, George Yankowich, called the meeting to order in public session at 5:32 p.m.

The Chairman declared that a quorum was present and directed the Assistant Secretary, Lisette Contreras, to act as secretary for the meeting.

Commissioners Present: George Yankowich, James Boutelle, Angelo Pucci, Sam Romeo and Robert Simms Jr

Commissioners Absent: Abelardo Curdumi and Cathy Landy

Staff Present: Anthony Johnson, Terry Mardula, Penny Lore, Lisette Contreras, Ruth Young and Winston Robinson

Legal: Lou Pittocco

Public: Joan Yankowski

The Chairman welcomed the public and asked if there are any comments. Ms. Joan Yankowski stated that the residents are still concerned about a second stairway from certain apartments in Quarry Knoll II. The Chairman asked the Executive Director if he attended the resident council to discuss the issue. The Executive Director stated that he did not attend because he was out of town, however he will attend that next resident council meeting. The Deputy Director will also coordinate for someone from the Fire Department to attend as well to address any emergency response concerns. Ms. Yankowski stated that the next Resident Council meeting is scheduled for May 7th. Ms. Yankowski mentioned that the dryers cannot be fully accessed by short people; she suggested being supplied with pickers. The Executive Director stated that he will have the Maintenance Director order a few pickers for the laundry room. The Deputy Director informed the Board that recently someone from the bingo group left a pizza in the oven and caused the fire alarms to go off. The Deputy Director will send out a letter informing residents that they have to call the main office to reserve the room for any special event. Ms. Yankowski wanted to know how they can get new furniture in the community room. The Chairman instructed Ms. Yankowski to discuss with the Resident Council what kind of furniture they would like and it will be discussed at the next Board Meeting.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on March 26, 2014. On a motion duly made and seconded, the Minutes, with revisions were approved.

Commissioner Romeo motioned to add Resolution #396 to the Agenda for discussion. Commissioner Pucci seconded. It will be discussed during New Business.

Finance Committee

Commissioner Boutelle stated that the Finance Committee did not meet this month due to not having financial statements. The Executive Director explained that the Finance Director is out and that the statements should be available by Friday and they will be sent out to all the commissioners.

Development Committee

The Development Committee did not meet this month.

Commissioner Romeo stated that the tiling on the two-family house on Strickland Road should be complete by Friday. He stated that the house should be ready for rental within the next two weeks. The Chairman directed the Executive Director to check the parking requirement.

The Planning and Development Manager is currently looking into possible new projects to apply for CDBG.

Administrative Committee

The Administrative Committee did not meet this month.

Other Residences Committee

The Other Residences Committee did not meet this month.

Executive Director Report

The Executive Director stated that work for the Armstrong Court playground will start on May 5th by UltiPlay.

The Executive Director informed the Board that the installation of the new windows at Wilbur Peck Court is complete.

The Executive Director reported that the elevator at McKinney Terrace is progressing; the colors were recently selected.

The Executive Director stated that the code violation issue that the Fire Marshal cited for Quarry Knoll II was resolved in HATG's favor.

The Executive Director reported that he met with Tony D'Andrea to discuss filing the application for the Adams Garden Expansion on May 10th

The Executive Director informed the Board that the installation of the new windows at Greenwich Close is complete. Work for the new roof membrane will start next week. Work for the renovation of the kitchens continues. The painting of the railings will start again soon.

The Executive Director stated that for the Armstrong Court boiler replacement, he and the Chairman attended a meeting in Rocky Hill to discuss funding for the Energy Efficiency Program. The Chairman explained that there are two announced rounds of funding. The application for the energy efficiency is due on May 1st. The second application is to fund the redevelopment of Armstrong Court which is due in June. The Chairman stated that an application will not be

submitted in June due to its complexity. A January 2015 application for Armstrong Court is more realistic. The Executive Director stated that HATG will be requesting \$1.3 million for the energy efficiency funding.

The Executive Director stated that the bid for the Adams Garden kitchens is available. The Executive Director informed the Board that he will be placing a CDBG application for the boiler and sprinkler system at Armstrong Court.

The Parsonage Cottage Administrator stated that she will be placing a CDBG application for the boiler and the ramp.

Staff Reports

The Deputy Director stated that the laundry rooms at Armstrong Court were painted and gravel was placed around the dumpsters. The Deputy Director informed the Board that on the Booth Place side of Armstrong Court is a rocky passage leading into Armstrong Court which was repaired with asphalt.

The Deputy Director reported that there was one vacancy in Wilbur Peck Court which has already been rented for Friday, one vacancy coming up in Adams Garden at the end of April and one at Greenwich Close.

The Deputy Director informed the Board that Family Centers agreed to administer the Section 8 FSS program for half the contract price, allowing the program to continue. The Deputy Director will meet with Marisol Rivera, the administrator of the Public Housing FSS in order to come up with a plan to recruit more tenants into the program. The Executive Director explained the FSS program to the new commissioners.

The Chairman inquired about the broken pipe in Wilbur Peck Court. The Deputy Director replied that the pipe in front of the laundry room broke due to deterioration.

Other/New Business

The Chairman informed the Board that there is no news on the Parsonage Cottage Loan Forgiveness.

The Executive Director explained the scholarship program to the new commissioners. Commissioner Boutelle motioned to vote on the approval of a total of \$15,000 for the 2014 scholarship fund. Commissioner Romeo seconded, and all votes were in favor.

A call for discussion on Resolution #396 was made. Following discussion, Commissioner Boutelle motioned to approve Resolution #396, as amended. Commissioner Pucci seconded, and all votes were in favor.

Motion to go into Executive Session at 6:47 p.m.

Motion to come out of Executive Session at 7:33 p.m. and reconvened the Board Meeting.

Following Executive Session: The Board authorized the Executive Director to negotiate a purchase price for a unit at Hollow Wood Lane, a subject of litigation, not to exceed a stated amount.

The Board has directed Mr. Lou Pittocco to modify the personnel policy regarding all insurance coverages when an employee is no longer entitled to receive a paycheck.

A motion was duly made and seconded on the purchase of the unit and the modification of the personnel policy. 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 7:45 p.m.

Respectfully submitted by,

Lisette E. Contreras

RESOLUTION #396

RESOLVED, that the form of contract between the Authority and Greenway Property Services Inc. for landscaping services for all HATG properties commencing on May 1, 2014, for a duration of two years, for a total value of \$133,600.00 be, and it hereby is, approved, and that after such approval, the Executive Director, Anthony L. Johnson, is authorized to execute such contract.