

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
April 26, 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, April 26, 2017 at the Wilbur Peck Court Community Room. The Chairman, Sam Romeo, 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 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: Angelo Pucci and Vincent De Fina

Staff Present: Anthony Johnson, Terry Mardula, Penny Lore, Lisette Contreras, John Yankowich, Laura Murphy, Jackie Nieves, Maria Morris, Ruth Young, Winston Robinson and Sardis Solano

Legal: Louis Pittocco

Public: Joan Yankowski, Doris Picoaga, Gloria Brito, Berta Builes and Maria Jaramillo

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 of Quarry Knoll I stated that there are many complaints about neighbors smoking in their units. The Deputy Director replied that the smoking policy requires cooperation from the tenants to be enforceable. He has not received any calls from anyone informing him of people smoking in their units. The Deputy Director added that there is one tenant at Greenwich Close that was served with termination papers because there was evidence to support the claim. All residents should contact the Deputy Director with smoking complaints. The resident from Quarry Knoll I inquired about the dumpsters with side doors. The Planning and Development Manager replied that the carting company does not make the small size dumpsters with side doors. Only the larger dumpsters have side doors and they will have to be placed farther away from the units if tenants would prefer that.

The Chairman asked if any resident from Wilbur Peck Court has a comment. A resident from Wilbur Peck Court states that the new bathrooms are very nice.

The Executive Director notified the Board that today the mass notification system was used to inform residents of the board meeting tonight which is probably the reason for the participation of more residents. Commissioner Simms asked if there was a policy for the emergency notification system. The Executive Director replied that there is not one in place but it will mostly be used for emergency notifications. The Deputy Director stated that most tenants do not understand it. The Receptionist clarified that the problem is that the system is sensitive to noise, so tenants need to be quiet and listen to the message, if it detects noise, the message will continue to restart. She added that the board meeting alert was meant to be sent only to residents of Wilbur Peck Court but mistakenly sent it to every resident

of the housing authority. She apologized and said that she is still learning how to manage the system. The Chairman inquired if the message is also in Spanish. The Receptionist replied that it is not at the moment and that she will have to set up a Spanish speaking list of residents in order to only send the message in Spanish to them. A resident from Wilbur Peck Court stated that the message was sent too late, if it was sent with more of a time frame more people might be present.

Commissioner Boutelle inquired about the potential impact on budgets that the federal budget will have. The Chairman stated that the impact is not known yet; there are only discussions at this moment. The Deputy Director added that he has only seen change for the Community Development Block Grant program. The Executive Director stated that the impact can be seen by next month. He added that there have already been small reductions on the operating subsidy. He explained that it usually happens during the first months of the year and then it gradually increases.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on March 29, 2017. On a motion duly made and seconded, the minutes, were approved (Commissioner Curdumi abstained due to absence).

Finance Committee:

The Finance Committee did not meet this month.

The Executive Director stated that he asked the Finance Director to include a narrative with the financial statements every month because he has some questions on the report. Commissioner Curdumi stated that he has questions as well and should hold a conference call to address them.

Development Committee:

The Development Committee did not meet this month.

The Chairman stated that he and the Executive Director will give a presentation on HATG accomplishments at the Board of Selectmen meeting tomorrow. The Chairman expressed his appreciation to the board members and employees of HATG for all their efforts.

The Executive Director informed the board that the application list for Adams Garden II is open and he is hoping to have the units leased by June 1st. The Deputy Director stated that the ad was placed in the paper but there has not been much feedback. The Chairman added that there are 11 new units; 6 three bedroom units and 5 two bedroom units. The Executive Director stated that the primary target is Section 8 tenants because many tenants on the program have found it hard to find units in Greenwich. The Deputy Director mentioned that there is an interested tenant currently living in Adams Garden that pays more rent for a two bedroom unit than they would for the new two bedroom unit.

The Executive Director informed the board that the test kitchen at Town Hall Annex will be complete this week. Other projects, such as installing a new heating system and updating the elevator are in the works.

The Executive Director stated that the CDBG applications are due May 5th and HATG will submit applications for updating the façade and staircases at McKinney Terrace I and II.

The Deputy Director reported that half the bathrooms are complete at Wilbur Peck Court.

The Executive Director informed the board that the Fire Marshal keeps adding more items to the fire alarm system at Armstrong Court that are not in the building code. He now demands fire panels, more alarms and more strobe lights. The Executive Director instructed the contractor to fight these demands.

He added that there is no law that states that these items are needed and the Fire Marshal did not demand them for the fire alarm system at Wilbur Peck Court.

Administrative Committee:

The Administrative Committee did not meet this month.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Parsonage Cottage Administrator stated that she will not be submitting a CDBG application this year. However, she will inquire about emergency funding. The Executive Director explained that an extensive amount of rot was discovered during the porch renovations and the price went up by \$20,000 from \$65,000. CDBG funds covered \$33,000 and the rest is coming from reserves.

The Parsonage Cottage Administrator informed the board that Parsonage Cottage got an energy audit from EverSource. The Executive Director added that EverSource visited all the properties and he gave them all work requests to see what incentive the energy company will offer. Recently all the lighting at Agnes Morley was switched for energy saving bulbs which are brighter.

Executive Directors Report:

The Executive Director stated that the application for the Armstrong Court phase II was resubmitted to CHFA. He informed the board that there is no more RAP and that HATG is looking into site basing 20% of our existing Section 8 vouchers. As people come off the program, the vouchers will not be reissued. Commissioner Simms asked if site basing vouchers has happened before. The Executive Director explained that it happens all over the country, however, HATG has not done this. This will become a source of fixed revenue for the property. The Deputy Director added that doing this will lower the amount of existing vouchers available. The Executive Director commented that Greenwich is a shrinking pool of voucher holders. Commissioner Curdumi inquired if once the voucher is site based it can no longer be exported. The Executive Director replied that it cannot; once a voucher is site based it belongs to the property, not the tenant.

Staff Reports:

The Deputy Director mentioned that he went to the new units at Adams Garden and said that they are coming out nicely.

The Deputy Director informed the board that M&M Landscaping was selected for the landscaping bid.

The Deputy Director reported that the REAC inspections were performed this month. HATG will not be a high performer with the current scores. He added that he has sent appeals where he could. The Executive Director stated that any drop of paint on a sprinkler head will automatically be a 10 point deduction. The Deputy Director tried to appeal those deductions but the Fire Marshal is not willing to certify that paint will not affect the sprinkler. The Deputy Director appealed the Greenwich Close REAC on the basis that it was conducted a year earlier than it should have. The Executive Director explained that Greenwich Close receives 2 inspections; one for the FHA loan and one for the 17 HUD units. The Scores are very different ranges which forces HATG to go from a high performer status to a standard performer status. The Deputy Director stated that HATG missed the high performer status by 2 points.

The Deputy Director informed the board that he is requesting a site based waiting list for Armstrong Court because higher income applicants are needed due to the higher rent. The current waiting list is exhausted of eligible applicants.

Other/New Business:

RESOLUTION #443:

At a Meeting of the **HOUSING AUTHORITY OF THE TOWN OF GREENWICH** held at Wilbur Peck Court Community Room, Greenwich, Connecticut 06830 on April 26, 2017.

All of the directors and officers were present.

A discussion ensued with regard to amending that certain loan from the First Bank of Greenwich in the original amount of FOUR MILLION ONE HUNDRED FIFTEEN THOUSAND 00/100 DOLLARS (\$4,115,000.00), which loan was originally approved to facilitate the construction of 11 units of housing at Adams Gardens.

Upon Motion duly made and seconded, the following Resolution was adopted:

RESOLVED, that Anthony L. Johnson, Executive Director, is authorized to sign any and all documents necessary to consummate amendment of the loan with the First Bank of Greenwich for the purpose of modifying the construction period to end on July 1, 2017, rather than February 1, 2017 (or any other date previously provided by any amendment, including May 1, 2017).

Commissioner Boutelle inquired if the loan changes to a building loan will the rates change. The Executive Director stated that it will become a 31 year loan with lower rates than the construction loan.

Commissioner Curdumi motioned to approve Resolution #443, Commissioner Landy seconded and all votes were in favor.

RESOLUTION #444:

The Deputy Director requests the Board of Commissioners to approve a site based waiting list for Armstrong Court due to the new rent structure. After review, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves a site based waiting list for Armstrong Court to be added to the Tenant Selection and Assignment Policy.

Commissioner Curdumi motioned to approve Resolution #444, Commissioner Simms seconded and all votes were in favor.

RESOLUTION #445:

WHEREAS, *Commissioner George Yankowich* has served on the Board of Commissioners of the Housing Authority of the Town of Greenwich for over fifteen years;

And WHEREAS, *Commissioner Yankowich* has volunteered many hundreds of hours of dedicated service to the Board and to HATG subcommittees;

And WHEREAS, *Commissioner Yankowich* was a driving force in the revitalization and development of the Housing Authority properties in the Town of Greenwich;

And WHEREAS *Commissioner Yankowich* helped the Board to develop policies and to re-develop and maintain the properties;

And WHEREAS, *Commissioner Yankowich* set a new standard of participation for future Commissioners to aspire toward;

And WHEREAS, *Commissioner Yankowich*, as demonstrated by his career, his activism, is a role model for his colleagues;

NOW THEREFORE, BE IT RESOLVED,

That the **Board of Commissioners** of the Housing Authority of the Town of Greenwich, on behalf of HATG employees, the thousands of HATG tenants, and the citizens of the Town of Greenwich:

1. Express its thanks and appreciation to *Commissioner George Yankowich* for his enthusiastic service over the past 15 years;
2. Wish *Commissioner George Yankowich* success in his business and best of luck in his future.

By vote of the Board of Commissioners, this 26th day of April, 2017

The Chairman motioned to approve Resolution #445, Commissioner Curdumi seconded and all votes were in favor.

The Executive Director informed the board that the Hollowood lawsuit has been resolved. Only Higbie remains from the lawsuit. HATG will have to purchase the unit if Higbie is not able to and HATG already has approval to do so. The Executive Director has some of the checks from the settlement and will deliver to CDBG once they all come in.

Motion to go into Executive Session at 6:23 p.m.

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

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:16 p.m.

Respectfully submitted by,

Lisette E. Contreras