

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
May 28, 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, May 28, 2014 at the Quarry Knoll I 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, Abelardo Curdumi, James Boutelle, Cathy Landy, Angelo Pucci, Sam Romeo

Commissioners Absent: Robert Simms Jr

Staff Present: Anthony Johnson, Terry Mardula, Bruno Lacaria, Lisette Contreras, John Yankowich, Teryl Elliott, Ruth Young and Winston Robinson

Legal: Lou Pittocco

Public: Joan Yankowski, Dan Fiore, Fred Clark, Soledad Magtibay, Chris von Keyserling, Angelica Arenas, Nanette Ginise

The Chairman welcomed the public and asked if there are any comments. Mr. Dan Fiore stated that residents are not recycling properly. The Deputy Director replied that the Resident Council should have someone from the Town speak to the residents on this matter. The Chairman agreed with Mr. Fiore that the Housing Managers should emphasize recycling with new tenants. The Deputy Director stated that he is meeting with Jay Greco from City Carting regarding the dumpsters. Commissioner Romeo requested for City Carting to install the dumpsters with the side openings at the senior complexes. Commissioner Landy stated that the dumpsters at Armstrong Court need to be repositioned.

Ms. Joan Yankowski thanked the Housing Authority for locking the laundry room doors, approving the purchase of new furniture for the community room, for the new computer, for the grabbers in the laundry room. Ms. Yankowski asked if there are any suggestions on what can be done about the habit some residents have of rearranging the club furniture. The Chairman responded that it is not good to have too many rules. Ms. Yankowski requested to have no trespassing signs installed because nonresidents are throwing garbage in the dumpsters at Quarry Knoll. The Executive Director requested that if someone sees a nonresident throwing their garbage in the dumpsters to let HATG know and maintenance will inspect the garbage for any correspondence and take the necessary action.

Ms. Nanette Ginise also thanked HATG for the problems that are being resolved. She mentioned that some rules are hard to enforce and recycling rules are one of them.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on April 23, 2014. On a motion duly made and seconded, the Minutes were approved.

Finance Committee

The meeting was held on May 27, 2014. In attendance were Commissioner Curdumi, Commissioner Boutelle, Commissioner Yankowich, the Executive Director, the Deputy Director and the Finance Director.

Commissioner Curdumi stated that year to date expenses are higher than last years because of increases in the utility bills, insurance premiums and increase in maintenance department due to more snow removal. Commissioner Curdumi reported that the new property insurance premiums are effective June 1, 2014. The new carrier will be CHUBB which will include wind damage in the policy and the deductible will remain the same. The new policy will save approximately \$40,000 over the previous carrier.

Commissioner Curdumi informed the Board that the BET Working Group's letter regarding the Parsonage Cottage Loan Forgiveness was reviewed during the meeting.

Development Committee

The Meeting was held on May 21, 2014. In attendance were Commissioner Romeo, Commissioner Yankowich, the Executive Director, Maintenance Director and the Planning and Development Manager.

The Executive Director is reviewing the bids for the Adams Garden kitchens. The Planning and Development Manager stated that he is reviewing the two lowest bidders. The Executive Director mentioned that samples of the cabinets were received and they all look very good.

The Executive Director received the drawings for the cottage at Strickland Road. He stated that Triple J will be amending the building permit. The Deputy Director stated that he showed the two bedroom unit at 85 Strickland Road to a family. He is hoping for it to be leased by June 15th. Commissioner Romeo stated that the carpeting needs to be installed in the upstairs unit.

The Planning and Development Manager stated that the playground renovation at Armstrong Court is complete. The Chairman added that he would like a dedication ceremony to be planned.

Administrative Committee

The Administrative Committee did not meet this month.

Other Residences Committee

The Meetings were held on May 23, 2014. In attendance were Chairman Yankowich, the Executive Director, Maintenance Director, Planning and Development Manager and the Parsonage Cottage Administrator.

The Chairman stated that the specifications for the CDBG grants were discussed.

Executive Director Report

The Executive Director stated that he and Tony D'Andrea met with Planning and Zoning regarding the expansion at Adams Garden.

The Executive Director stated that the CHFA Energy Efficiency Application for Armstrong Court was submitted.

The Executive Director informed the Board that there was an issue with the air conditioner brackets for the new windows at Wilbur Peck Court which has been resolved.

The Executive Director reported that he met with the Deputy Fire Marshal for the sprinklers at McKinney Terrace.

The Executive Director stated that a meeting was organized for Armstrong Court by the First Selectman. Improvements to the facility and the possible addition of more units was discussed. The Executive Director informed that an application for the revitalization of Armstrong Court will be submitted to CHFA in December 2014 and the design work has to be completed by then. The Chairman stated that HATG received a grant from the State to work on the design work. The First Selectman and others at the meeting had positive comments regarding the possibilities discussed. The Chairman added that the addition of units may consist of senior units and family townhouse units.

Staff Reports

The Deputy Director stated that HATG was designated a high performer in the Section 8 program as well as the Public Housing program. Commissioner Curdumi inquired about the three points that were deducted from the Public Housing score. The Deputy Director replied that the lost points were because of the poor conditions of the common areas at Greenwich Close. Since the property has improved tremendously, it has improved the score over previous years.

The Deputy Director reported that there are no vacancies.

The Deputy Director discussed a change to the Section 8 Administrative Plan concerning the selection of applicants. He stated that there are vouchers that need to be issued and would like to do a lottery system instead of the present first come first serve system. Applicants would download the application from the website or call the office to have one mailed out. Once this change is approved by the Board, the ad will be placed in the paper.

Other/New Business

The Chairman informed the Board that Parsonage Cottage will be having a fundraiser if anyone is interested in attending.

The Chairman announced that election of the chairman is scheduled for next month.

A call for discussion on Resolution #397 was made. Following discussion, Commissioner Romeo motioned to approve Resolution #397. Commissioner Curdumi seconded, and all votes were in favor.

A call for discussion on Resolution #398 was made. Following discussion, Commissioner Curdumi motioned to approve Resolution #398. Commissioner Pucci seconded, and all votes were in favor.

A call for discussion on the budgets for the CDBG projects for the kitchen renovation at Adams Garden and the bell system installation at Parsonage Cottage was made. Following discussion, Commissioner Curdumi motioned to approve the budgets. Commissioner Romeo seconded, and all votes were in favor.

A call for discussion on the change order of selection stated in the Section 8 Administrative Plan was made. The order of selection will be determined by a lottery system. Following discussion, Commissioner Boutelle motioned to approve the change. Commissioner Curdumi seconded, and all votes were in favor.

Motion to go into Executive Session at 6:33 p.m.

Motion to come out of Executive Session at 7:25 p.m. and reconvened the Board Meeting.

Following Executive Session: The Board rejected the letter from the BET Working Group dated May 22, 2014. The Board discussed directing the Chairman to respond to the BET letter.

A motion was duly made and seconded on the rejection of the BET Working Group's letter and to send a response re-stating the request to forgive the CDBG loan, and to negotiate reasonable conditions for a refinance of the town loan at 1% interest. 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 7:27 p.m.

Respectfully submitted by,

Lisette E. Contreras

RESOLUTION #397

RESOLVED, that the contract between the Authority and the Community Development Block Grant agency of the Town of Greenwich, providing for a grant for the Kitchen Renovation, Phase II, at the Adams Garden project be, and it hereby is, approved, with such revisions and additions as shall be approved by the Development Committee and that after such approval, the Executive Director, Anthony L. Johnson, is authorized to execute such contract.

RESOLUTION #398

RESOLVED, that the contract between the Authority and the Community Development Block Grant agency of the Town of Greenwich, providing for a grant for the Emergency Call System at the Parsonage Cottage project be, and it hereby is, approved, with such revisions and additions as shall be approved by the Development Committee and that after such approval, the Executive Director, Anthony L. Johnson, is authorized to execute such contract.