

**HOUSING AUTHORITY OF THE TOWN OF GREENWICH**  
**Regular Meeting of the Board of Commissioners**  
**June 25, 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, June 25, 2014 at the McKinney Terrace II Community Room. The Chairman, George Yankowich, called the meeting to order in public session at 5:33 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 and 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, Margaret Yankowski, Dolores Braxton, Chris von Keyserling and John Lucarelli

The Chairman welcomed the public and asked if there are any comments. Ms. Margaret Yankowski stated that she loves living at McKinney Terrace II. She had complaints about the company that changed the light bulbs. She wanted to keep the light bulbs she had in her apartment. She stated that they also broke a hanging ornament and the basin in the bathroom. The Executive Director responded that the point of changing the light bulbs was for energy efficiency and they take the non-energy efficient light bulbs to ensure that residents don't continue to use them. Ms. Yankowski inquired about a memo the residents received regarding an inspection from the State. The Deputy Director responded that this is an inspection that is conducted annually to make sure the apartments are up to code. The Executive Director added that since McKinney Terrace was constructed through a loan or grant from the State, inspections are part of their responsibilities as over site managers. The Chairman stated that the new light bulbs as well as the new insulation should help residents save money on their energy bill.

Ms. Joan Yankowski thanked the Housing Authority for the new furniture in the community room. Ms. Yankowski asked if Quarry Knoll can be fumigated for ticks and mosquitos. The Deputy Director replied that he will contact the Town of Greenwich to inquire about their fumigation procedures.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on May 28, 2014. On a motion duly made and seconded, the Minutes were approved.

### Finance Committee

The meeting was held on June 24, 2014. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, the Deputy Director and the Finance Director.

Commissioner Curdumi stated that Wilbur Peck Court, Quarry Knoll, Agnes Morley and McKinney Terrace II are operating at a slight deficit which is due to increases in the utility bills. These developments are expected to turn around. Commissioner Curdumi reported that Section 8 program is still operating at a deficit due to the FSS program.

The Chairman stated that he directed the Parsonage Cottage Administrator to complete a 27-year capital reserve analysis.

Commissioner Curdumi reported that there are no vacancies in any development.

### Development Committee

The Meeting was held on June 20, 2014. In attendance were Commissioner Romeo, Commissioner Yankowich, the Executive Director, Maintenance Director, the Planning and Development Manager and Cathy from the Commission on Aging.

Commissioner Romeo stated that servicing seniors was discussed.

Commissioner Romeo informed the Board that the final inspection for the Strickland Road property will be on Friday. The Deputy Director stated that the first floor unit is rented for July 1<sup>st</sup>.

The Planning and Development Manager stated that he met with the companies for the Adams Garden kitchens and received estimates.

The Planning and Development Manager informed the Board that he should receive final plans for the cottage at Strickland Road this week.

The Planning and Development Manager stated that the elevator at McKinney Terrace II is progressing. It should be finished by next month. The Chairman informed the public that the new elevator will accommodate wheelchairs and gurneys and it will be more centrally located.

The Planning and Development Manager reported that he will meet regarding the boilers in Armstrong Court. The Executive Director informed the Board that the playground in Armstrong Court is complete and a ribbon cutting ceremony was held with the First Selectman and Congressman Himes. The Executive Director added that HATG continues to study the addition of units at Armstrong Court.

The Planning and Development Manager stated that HATG is looking at the possibility of inserting a new fire alarm and security system at Town Hall Annex. The Chairman inquired about a contract regarding replacing the front and side doors at Town Hall Annex which was mentioned in the Senior Asset Manager's report. The Chairman stated that all project improvements should be directed to the Planning and Development Manager and the Executive Director to make sure proper

procurement is followed. The Executive Director added that he held a meeting with staff regarding the procurement policy.

#### Administrative Committee

The Administrative Committee did not meet this month.

#### Other Residences Committee

The Meetings were held on June 20, 2014. In attendance were Chairman Yankowich, Commissioner Simms, the Executive Director, Planning and Development Manager, the Greenwich Close Asset Manager and the Parsonage Cottage Administrator.

The Chairman stated that the CDAC recommended a \$30,000 grant for the ramp and door project for Parsonage Cottage. He added that the Fundraising Board will make up the difference in funds.

The Chairman reported that the biggest project for Greenwich Close at the moment is the landscaping project. The Executive Director added that the ARC is finalizing the review of the fence which was approved conditionally.

#### Executive Director Report

The Executive Director stated that the FOI complaint has been resolved. The complainant withdrew his complaint.

The Chairman informed the Board that the CDAC recommended a \$60,000 grant for the boilers at Armstrong Court for 2015 and \$239,000 for 2016. The CDAC recommended a \$54,000 grant for the playgrounds at Adams Garden. The Chairman explained that HATG will build three smaller playgrounds around Adams Garden instead of having one big playground. The Executive Director added that the playground at Armstrong Court cost about \$98,000 due to all the safety standards.

The Executive Director stated that he met with Pathways along with the Deputy Director and the Social Worker to discuss the need for housing for Pathways clients and Pathways' interaction with residents when they leave the program. Another topic of discussion was the continued growth of young disabled individuals and some specific cases were discussed.

#### Staff Reports

The Deputy Director informed the board that all 25 slots for the Public Housing FSS program are full and there is a waiting list to get on the program. The Deputy Director will also work with Family Centers on filling up all the slots for the Section 8 FSS program.

The Deputy Director stated the Greenwich Police Department issued many parking tickets at Armstrong Court which included some tenants who did not have a parking sticker and a non-resident gardener. The Chairman asked if there are visitor's spaces that the gardeners can use. The Deputy Director replied that there are visitor parking spaces. He will work with the garden club. Commissioner Landy suggested working with tenants so they do not get ticketed. The Deputy Director will send out occasional reminders of police ticketing. The Deputy Director added that there is a parking policy in all the developments except Agnes Morley and Greenwich Close.

The Deputy Director informed the Board that HATG received 872 pre-applications for the Section 8 waiting list in the four days it was open. 150 pre-applications will be drawn in the following week.

Other/New Business

Commissioner Boutelle announced that there is subsidized transportation for seniors and if anyone is in need to contact him for information.

The Chairman announced that his three year term as Chairman has expired, according to the By-Laws, and he is not running for re-election. He opened the floor for nominations. Commissioner Curdumi applauded the Chairman not only for his three years as Chairman but also for his overall 12 ½ years of service and dedication as a Board Member.

Commissioner Curdumi nominated Commissioner Romeo for Chairman, who has shown the same passion and dedication to the HATG and is also very well known in Town. Commissioner Pucci seconded the nomination. Commissioner Boutelle motioned that the Secretary casts 1 ballot for Commissioner Romeo. The Secretary casted 1 ballot for Commissioner Romeo. All votes were in favor of electing Commissioner Romeo as Chairman.

Commissioner Romeo stated that he is honored to accept the position of Chairman. He thanked Commissioner Yankowich for all his work, knowledge and dedication.

Commissioner Yankowich stated that according to the By-Laws the Vice-Chairman also serves three year terms. Commissioner Curdumi's term expires in September.

Motion to go into Executive Session at 6:12 p.m.

Motion to come out of Executive Session at 6:49 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:50 p.m.

Respectfully submitted by,

Lisette E. Contreras