

HOUSING AUTHORITY OF THE TOWN OF GREENWICH

Regular Meeting of the Board of Commissioners

July 25, 2018

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, July 25, 2018 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:37 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, Vincent De Fina, Cathy Landy and Robert Simms Jr.

Commissioners Absent: Abelardo Curdumi, James Boutelle and Angelo Pucci

Staff Present: Anthony Johnson, Terry Mardula, Derrick Bryant, Lisette Contreras, Ruth Young, Teryl Reynolds, Sardis Solano and Winston Robinson

Public: Joan Yankowski, Philomena Birmingham, John Munnely and Chris von Keyserling

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.

There were no comments from the public.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on June 27, 2018. On a motion duly made and seconded, the minutes, were approved (Commissioners De Fina and Landy abstained due to absence).

Finance Committee:

The Finance Committee did not meet this month.

The Executive Director reported that Parsonage Cottage had an operating loss that was due to having five weeks of payroll and auditing expenses. He explained that the Parsonage Cottage Administrator needs to keep Parsonage Cottage fully occupied in order to meet all financial obligations.

Commissioner Simms inquired about utility costs. The Executive Director stated that Agnes Morley has an operating loss because the building is electric and the units do not have meters, therefore HATG pays all the electricity. He added that there have been some improvements such as efficient light bulbs and adding insulation but much more needs to be done to reduce electricity costs. He has looked into installing solar or cogeneration electricity. It is too costly to convert the building to natural gas. The Deputy Director stated that McKinney Terrace has the same electricity issue, however, the tenants pay their own electricity due to the units having meters. The Executive Director met with Aleksandra Moch

form the Conservation Commission to provide ideas on how to become more sustainable and HATG has already done everything she suggested. This shows that HATG has been proactive in taking advantage of every available sustainability program.

Development Committee:

The Development Committee did not meet this month.

The Chairman stated that the foundation for the new laundry room at Adams Garden is complete. The sidewalk from the street to the laundry room has also been completed. The construction of the structure will start on Monday and should take about 10 days to complete. The Executive Director added that the bicycle repair station has been installed at Adams Garden.

The Executive Director informed the Board that the Board of Selectmen approved the municipal request for the McKinney Terrace Expansion. He is trying to set up a meeting with Planning and Zoning as well as all building department heads to kick off the project. The Executive Director would like to avoid paying for studies that have already been conducted such as traffic studies.

The Executive Director reported that the fire alarm at Armstrong Court has not begun due to the installer working out details with the Fire Marshal.

The Executive Director stated that he will attend the CHFA board meeting because approval of Armstrong Court Phase 1 is on the agenda. Closing should take place in September. Commissioner Landy asked if any work can be started before closing. The Executive Director replied that no development work can commence but there has been work conducted for testing. The Executive Director added that HATG is waiting to hear from CHFA on the Armstrong Court Phase 2 application.

The Executive Director mentioned that he met with Bobbi Eggers, a communications expert, to rebrand HATG, change the name and get our stories out to the public. The Executive Director gave the example of a Wilbur Peck Court resident on the FSS program that is going to receive over \$60,000 that was saved in an escrow account for him during 5 years. HATG would like to hold a ceremony with the First Selectmen, the Board and the press. The Chairman stated that the First Selectman would like to do a press release on HATG improvements over the last 5 years.

Administrative Committee:

The Administrative Committee did not meet this month.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Executive Director reported that installation of the new boilers at Parsonage Cottage is almost complete.

The Executive Director stated that grills are being installed in the courtyards at Greenwich Close.

Executive Director's Report:

There is nothing to add to the Executive Director's Report.

Staff Reports:

The Deputy Director informed the Board that the Town has hired a consultant to work on HATG's parking policy. The Town has agreed to return the 4 spaces to HATG on the Mason Street side of the Town Hall Annex parking lot. The Chairman stated that he had spoken to the First Selectman and requested a whole row of parking spaces. The Deputy Director agreed to email the consultant tomorrow.

Commissioner Simms inquired about the Section 8 vouchers that were returned to the program and their future use. The Deputy Director responded that as of right now, 13 Section 8 vouchers that have been returned to HATG which will be used as site based vouchers for Armstrong Court Phase 1. He added that they might even be used for Armstrong Court Phase 2. He explained that in the long run making them site based is better because it's easier for HATG to control them.

Other/New Business:

Motion to go into Executive Session at 6:13 p.m.

Motion to come out of Executive Session at 6:25 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:26 p.m.

Respectfully submitted by,

Lisette E. Contreras