

**HOUSING AUTHORITY OF THE TOWN OF GREENWICH**  
**Regular Meeting of the Board of Commissioners**  
**August 26, 2015**  
*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, August 26, 2015 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:35 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, Cathy Landy and Robert Simms Jr

Commissioners Absent: James Boutelle, Angelo Pucci and George Yankowich

Staff Present: Anthony Johnson, Terry Mardula, Derrick Bryant, Lisette Contreras, John Yankowich, Ruth Young, Sardis Solano, Laura Murphy and Winston Robinson

Legal: Lou Pittocco

Public: Marcelle Sands, Ruth Gordon, Carol Nuro, Cristina Pica, Inger Hellstrom, Margaret Clarke, Polly Stewart Fritch, Barbara Maguire, Antonia Christiano, Mary Corrigan, Christena Holland, Myrna Mash, Teresita Laredo, Sarah Socito, Margaret Gasparino, Emma Sturm, Allan Novick and Naomi De La Rosa, 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. Ms. Marcelle Sands thanked the Board for addressing the parking situation. However, the Housing Manager informed her that residents will not be able to park in the proposed visitor parking spaces. The Deputy Director explained that there are more registered vehicles than there are parking spaces. If visitor spaces are added, there would only be about three. The Deputy Director informed the residents that this parking policy will go in effect sometime mid-September to October and a letter will be sent to inform the residents. Ms. Sands inquired about parking for the aides. The Deputy Director replied that aides will not be allowed to park in the lot. The Executive Director clarified that when aides are not allowed to park in the parking lot, HATG will not make exceptions. Ms. Ruth Gordon asked who will police the parking lot. The Deputy Director answered that staff will police it during the day, but there will be no enforcement at night. Mr. Allan Novick asked if cars need to have two stickers in order to be identified. The Deputy Director stated that residents can take off the old sticker that was used before and will only need the new sticker. Mr. Novick stated that the parking situation will be considerably improved once the policy goes into effect. Ms. Margaret Gasparino inquired about residents that have New York state license plates. The Deputy Director replied that HATG directs new residents to register their vehicles to the state of Connecticut but does not get involved in DMV matters.

Ms. Inger Hellstrom stated that her visitors complain about stale air in the main lobby area and asked if the building has air vents to circulate the air. The Chairman replied that there are air vents and he's not sure why the air would be stale. Ms. Gordon claimed that the building smells and it's filthy. She added that the current cleaning service does not do a good job cleaning the building. Ms. Myrna Mash stated that the fourth floor stairways are always dirty. The Executive Director stated that he will address it with the cleaning service

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on July 22, 2015. On a motion duly made and seconded, the Minutes were approved (Commissioner Boutelle abstained due to absence).

#### Finance Committee

The Finance Committee met Wednesday, August 26, 2015. In attendance were Commissioner Curdumi, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported that Agnes Morley continues to reduce the deficit that was caused by expensive utility bills at the beginning of the year.

Commissioner Curdumi informed the Board that the audit process is progressing.

Commissioner Curdumi stated that HATG received \$191,000 which was the last payment from the Greenwich Close escrow reserves.

#### Development Committee

The Development Committee did not meet this month

#### 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 informed the Board that Family Centers received a \$648,000 grant to open a health care center at Wilbur Peck Court. This center will be medical as well as dental and it has to launch in four months. The Executive Director stated that this health care center will take pressure off of hospitals and will provide a convenience to residents. Commissioner Romeo will have a meeting with the First Selectman to get his support. Commissioner Romeo explained that if HATG does not get the necessary permits from Town Hall to construct the center, HATG will have to walk away from the opportunity. The Executive Director clarified that the center will be for everyone but HATG residents will have a priority.

The Executive Director showed the Board the National Award of Merit Excellence that was issued to HATG for the Alterations and Improvements at Quarry Knoll II from NAHRO.

The Executive Director stated that the pocket park at Greenwich Close is complete and it looks great. Commissioner Curdumi inquired about the weeding on Booth Place, which is an area that does not belong to HATG. The Executive Director explained that the First Selectman asked our Chairman to look into weeding the area as a courtesy because of neighbor complaints. The Chairman stated that

the wood chips were donated. He noticed that there is an invasive species growing on an electric post. The company has to be called so they can clean it up. He added that the no trespassing signs are up and noticed that there is garbage on the HATG side of the fence. If the Chairman sees more garbage there, he will talk to the residents. The Chairman shared that he received a live call on his radio show complimenting the clean-up in that area.

Commissioner Curdumi inquired about the toxicity of the soil at Armstrong Court. The Executive Director stated that the soil is polluted but not contaminated. It is clean for development. The Chairman added that the report has been submitted to Planning and Zoning and has been posted on the website.

The Executive Director informed the Board that the election for Resident Commissioner will take place next month and will be run by the Registrars of Voters from Town Hall. They have put together a very organized model.

Commissioner Simms questioned the change order for the elevator at McKinney Terrace II. The Planning and Development Manager stated that he is planning for the elevator to be done within sixty days.

#### Staff Reports

The Deputy Director stated that during the Winter some residents of Agnes Morley that don't drive might be able to move their cars to Quarry Knoll. The Chairman agreed because with the snow it is very hard to plow the lot. The Deputy Director informed the Board that when tenants cooperate, maintenance requests their keys and move the cars for them in order to plow.

The Chairman inquired about the sealing and re-painting the lines at the McKinney Terrace parking lot. The Deputy Director replied that the lines were painted but the sealing was not done due to lack of funds. The executive Director explained that reserve funds went towards the elevator project.

The Deputy Director stated that there are 332 Section 8 vouchers leased up; the goal is to have 338. The In-Take Specialist added that there are six people actively searching for apartments. The Chairman inquired about vacancies. The Deputy Director responded that there are no vacancies at the moment. Vacancies are treated as a priority.

The Deputy Director announced that the senior waiting list will be closing effective September 1<sup>st</sup>. The Deputy Director discussed the article regarding flat rent and explained what flat rent is to the Board.

The Chairman inquired about the punch list for the Adams Garden kitchens. The Planning and Development Manager replied that the kitchens have re-mobilized and are progressing. Contractors are currently working on Reed Lane units and the project should be complete in October.

#### Other/New Business

A call for discussion on Resolution #410 was made. Following discussion, Commissioner Curdumi motioned to approve Resolution #410. Commissioner Simms seconded, and all votes were in favor.

A call for discussion on Resolution #411 was made. Following discussion, Commissioner Curdumi motioned to approve Resolution #411. Commissioner Simms seconded, and all votes were in favor.

A call for discussion on Resolution #412 was made. Following discussion, Commissioner Curdumi motioned to approve Resolution #412. Commissioner Simms seconded, and all votes were in favor.

Motion to go into Executive Session at 6:42 p.m.

Motion to come out of Executive Session at 7:05 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:07 p.m.

Respectfully submitted by,

Lisette E. Contreras

**RESOLUTION #410**

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 Ramp Relocation/Porch Extension/Dining Room project, at Parsonage Cottage 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 #411**

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 Playground project, at Adams Garden 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 #412**

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 Boiler Replacement project, at Armstrong Court 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.