

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
December 4, 2019
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, December 4, 2019 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:45 p.m.

The Chairman declared that a quorum was present and directed the Assistant Secretary, Maria L. Morris, to act as secretary for the meeting.

Commissioners Present: Sam Romeo, Abelardo Curdumi, James Boutelle, Cathy Landy, Angelo Pucci, Robert Simms Jr. and Vincent De Fina

Staff Present: Anthony Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Maria Morris, Teryl Reynolds, Sardis Solano, Laura Murphy, Ruth Young

Legal: Louis Pittocco

Public: Harry Monies, Earl Coyne, Wayne Lewandoski, Carol Nuro, Ruth Gordon, Barbara Maguire, Antonia Christiano, Sofia Soliz, Linda Cooper, Ken Pankosky, Deb Warfield, Nancy Warfield and Hope Robinson

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 asked if the Housing Authority could help the seniors get a lower rate with cablevision. She said that it's not affordable for all seniors because it is very expensive. The Chairman stated that there are small antennas that can be used with a digital TV which can be attached to the back. The Chairman asked the Executive Director to request the Planning and Development Director to research the cable situation.

Another resident stated that the laundry room looks dirty. She said that the ceiling looks like it is asbestos and the duct work and piping have dirt on them. The Chairman replied that the Executive and Deputy Directors will inspect the laundry room.

Another resident reported that the cleaning company leaves the yellow "wet" sign out long after they are done cleaning and a senior tripped.

Another resident expressed concern over the parking. The Chairman stated that tenants can call the Police Department after 6 p.m. to come and ticket vehicles. A resident said that several other residents are harassing aides and residents. In response to why the parking policy is from 6:00 p.m. to 6:00 a.m., the Deputy Director explained that this is a business during the day and clients are coming and going throughout the day. It's not the perfect situation but there are more cars registered than spaces available. The Executive Director told the residents they should tell fellow residents that do not drive their cars to dispose of them. Commissioner Boutelle reported that a resident spoke to him before the meeting. The resident received a ticket although he had a parking sticker. Commissioner Boutelle explained that although you have a parking sticker the residents need to be in a legal parking spot. Otherwise you will receive a parking violation.

Another resident stated that a Police Officer told him there should be more signage and it should be closer to the front entrance. The Deputy Director responded to resident that the Deputy Chief determined the placement of the sign. A resident suggested that a notice be sent to all residents asking that their visitors park elsewhere. The Deputy Director stated that he will be sending out a notice by Friday, December 6th regarding the parking.

Another resident stated she asked the cleaning company employee to clean a chair in the lobby and she responded that they do not clean the furniture. The Assistant Secretary told the resident that she can call the office to have a work order written.

Another resident reported that other residents are still leaving garbage in the recycle bin instead of the garbage chute. The Senior Asset Manager said that she can contact the resident if she knows who it is. The resident said she tried to look for a piece of mail with a name but was unsuccessful. The Executive Director asked that the Senior Asset Manager to send a notice stating if garbage is not disposed of properly the resident will be fined.

A resident asked if the Housing Authority can request that aides park on the road. The Deputy Director stated that he can ask but cannot enforce. The Executive Director explained that the aides are here to service the seniors. The Executive Director had a conversation with the Town of Greenwich and they stated that the aides have limited time to get to their next assignment. If they are forced to park and walk they could decide not to service our seniors.

Another resident asked about parking at Town Hall Annex if there is no parking at Agnes Morley Heights. The Deputy Director explained that after 5:00 p.m. the staff leaves and the residents who have other vehicles and visitors use those spaces. He does not advise parking in that lot since it is designated for the residents of that property.

The Chairman thanked the residents for coming and stated all concerns will be addressed.

The Chairman asked for approval of the Minutes of the Annual Meeting of the Board on October 30, 2019.

Commissioner Boutelle asked that Commissioner Simms name be reflected on page 3 for the meeting with the consultants.

Commissioner Boutelle indicated that although Commissioner Pucci was in the office for the November 18, 2019 Special Conference Call Meeting, he is not a staff member.

Commissioner Boutelle stated that where the Chairman asked Maria Morris to read the resolution, the actual language should be added to reflect what the Board was approving. Commissioner Boutelle questioned the fact the minutes reflected details of the bid that were not expressed in the meeting. The Executive Director explained that the information was not available at the time of the meeting and he inserted the correct bid amount for Holzner Electric. The bid from Holzner Electric was incomplete and not the responsible bidder.

Commissioner Simms asked that the question mark be deleted from page 1 of the October 30, 2019 minutes, because it's not necessary.

The Chairman asked for approval of the Minutes of the Annual Meeting of the Board on October 30, 2019 and Special Meeting (Conference Call) on November 18, 2019. On a motion duly made and seconded, both of the minutes, with revisions, were approved (Commissioner De Fina and Commissioner Landy abstained due to absence).

Finance Committee:

The Finance Committee met on December 4, 2019. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported Agnes Morley Heights and Quarry Knoll have a small deficit. Parsonage Cottage has a surplus. The Executive Director stated the Administrator has done a good job. The Housing Authority is collecting the management fee and Parsonage Cottage is still making money.

Commissioner Curdumi stated that the Finance Committee voted to recommend the approval of the 2019 budgets.

Development Committee:

The Chairman reported that the Development Committee did not formally meet this month, but speaks every day regarding the Armstrong Court project. The Chairman stated that he has been going through the property on the weekends to check the dumpsters and has caught several individuals illegally dumping. The Chairman asked the Executive Director to continue with his report.

The Executive Director reported that a meeting with Tony Vitti is scheduled for Friday, December 6, 2019 to discuss how to get the schedule back on track before the winter sets in due to no heat in the buildings. The Executive Director stated that the new boilers at Town Hall Annex are almost completed.

McKinney Terrace buildings have new cornices, looking to do repointing of the brick and roof replacement of a small area will be done. The Chairman explained that because it's a historical building all of the woodwork had to be handmade and replaced. The contractor did a great job. The Executive Director reported that he is not paying the first contractor because of the issues with CDBG and the lost time. Everyone should stop by and look at the beautiful cornices. There was some money leftover and we will be getting bids for repointing. Commissioner Boutelle asked if the scope of work needs to be changed with CDBG. The Executive Director stated that the scope of work does not need to be changed because the work to be done is around the same area.

The Executive Director reported that the water from gutters of McKinney Terrace are running down into the Thomas Lyons House and washing away the dirt. The Housing Authority will be repairing this issue and the Town of Greenwich is not requiring permits.

There was discussion of cutting the costs for the Armstrong Court project. The Executive Director stated that several ideas have been discussed to achieve a lower budget. The Wilbur Peck Court Kitchen project will begin after the holidays. The Executive Director stated that with the Town of Greenwich MI approvals, the Housing Authority will not have to return to them for future projects.

The Chairman wanted to be on public record stating the following: He grew up in this town all his life and the perception has been that Republicans were against public housing. Every time there was a road block it was the other side voting against our projects. He stated that the Housing Authority received nothing but complete support from First Selectman, Peter Tesei. The Housing Authority is servicing the community by providing quality housing.

The Executive Director stated that he had hoped to change the mind of Selectmen, Sandy Litvak, but was unsuccessful. Regardless of his vote, the MI was approved and on record.

The Chairman reported that he and the Executive Director attended the Old Timers dinner and received great compliments for the work the Housing Authority is doing. There was discussion of the Town of

Greenwich working with the Housing Authority to reach their commitment for the R-30G requirement of 10% affordable housing within the town.

Administrative Committee:

The Administrative Committee met on Tuesday, December 3, 2019. Commissioner Pucci reported that no final name change was approved. There was discussion of 4 or 5 names but no conclusion yet. Commissioner Boutelle stated the committee heard the presentation from the consultants explaining that the Housing Authority needs to change due to negative impression to the community. The name that stands out is Greenwich Communities but the tag underneath is under discussion. The consultants will come to the January Board Meeting to present to the whole Board of Commissioners. Colors will remain green and gold.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Parsonage Cottage Administrator stated that her Christmas party is scheduled for next Friday, December 13, 2019 and the Board is invited.

Executive Directors Report:

The Executive Director gave his report with the Development Committee Report.

Staff Reports:

The Deputy Director stated that he has held 2 separate RAD meetings to inform the residents of the conversion. Another 2 meetings need to be held in the future. There were 52 attendees at the first meeting and 45 attendees at the second meeting. The residents understand their share of the rent will not be affected by RAD. The RAD conversion is a program that will help build revenue for the property and could be in place by January 2021.

The Deputy Director reported that Agnes Morley Heights was designated as a “Senior Only” building for another 2 years. Notice from HUD was received that the designation was about to expire.

The Deputy Director informed the Board that the Adams Garden II vacancy has been filled. There was difficulty because of the voucher needed for the rent.

Other/New Business:

RESOLUTION #482:

The Chairman moved Vincent De Fina from Administrative and Communications Committee to Other Residences Committee.

The undersigned, being all the members of the Board of Commissioners of the Housing Authority of the Town of Greenwich (the “Authority”), hereby adopt Resolution #482 set forth below by unanimous consent:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Authority or until their successors are appointed:

Committees of the Authority:

Development Committee: Sam Romeo (Chair), Angelo Pucci, Anthony L. Johnson, John Yankowich

Finance Committee: Abelardo Curdumi (Chair), James Boutelle, Anthony L. Johnson, Derrick Bryant

Administrative and Communications Committee: Angelo Pucci (Chair), James Boutelle, Robert Simms, Jr., Anthony L. Johnson, Terry Mardula

Other Residences Committee: Cathy Landy (Chair), Robert Simms, Jr, Vincent De Fina, Anthony L. Johnson, Jamie Longo, Penny Lore

Board of Commissioners the Housing Authority of the Town of Greenwich:

Sam Romeo (Chairman), Abelardo Curdumi, James Boutelle, Vincent De Fina, Cathy Landy, Angelo Pucci, Robert Simms Jr.

Officers of the Authority:

Anthony L. Johnson (President), Terry Mardula (Secretary), Derrick Bryant (Treasurer)

Commissioner Boutelle motioned to approve Resolution #482, Commissioner Pucci seconded and all votes were in favor.

RESOLUTION #487:

The Finance Director explained that the public housing budgets for Agnes Morley Heights, Wilbur Peck Court, Quarry Knoll I, and Greenwich Close need to be approved in accordance with HUD regulations. After discussion, upon motion duly made and seconded, the following resolution was adopted:

RESOLVED, that the budgets for the fiscal year ending December 31, 2020, for the public housing facilities, Agnes Morley Heights, Wilbur Peck Court, Quarry Knoll I, and Greenwich Close, in the form submitted to the Board for review, be and they hereby are approved, and the Finance Director is directed to maintain such budgets in accordance with HUD regulations in the form submitted to the meeting and the Secretary is directed to file a copy thereof with the Minutes of the Meeting.

Commissioner Pucci motioned to approve Resolution #487, Commissioner Landy seconded and all votes were in favor.

RESOLUTION #488:

The Finance Director has prepared the budgets for the fiscal year ending December 31, 2020 which include the budgets for our State Elderly, State Moderate Rental and Town Hall Annex (referred to by CHFA as the "Management Plans" of such facilities). After review of such Management Plans, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves the Management Plans for the State Elderly, State Moderate Rental and Town Hall Annex and the Finance Director is directed to submit such Management Plans to Connecticut Housing Finance Authority (CHFA).

Commissioner Curdumi motioned to approve Resolution #488, Commissioner Boutelle seconded and all votes were in favor.

Commissioner Boutelle asked if there are any ramifications to the residents of the RAD conversion other than the Housing Authority moving out of public housing. The Executive Director explained that under RAD the public housing will be a different branch of HUD with project based voucher.

RESOLUTION #489:

The Deputy Director requests the Board of Commissioners to approve the RAD conversion for the 150 HUD units in Agnes Morley Heights. After review, upon motion duly made and seconded, the following resolution was unanimously adopted:

RESOLVED, that the Board approves the conversion of the 150 units at Agnes Morley Heights from the public housing program to the RAD program.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:10 p.m.

Respectfully submitted by,

Maria L. Morris