

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
February 26, 2020
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, February 26, 2020 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:30 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, Angelo Pucci, and Vincent De Fina

Commissioners Absent: Robert Simms Jr. and Cathy Landy

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

Legal: Louis Pittocco

Public: Wayne Lewandoski, Joan Yankowski, Marcelle Sands, Barbara Maguire, Antonia Christiano, Linda Cooper, Hope Robinson, Ralph Mazzeo, and Margaret Yankowski

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 had any information regarding First Selectman, Fred Camillo's policy for garbage bags. The Chairman stated that he does not think the program will be passed and would be too expensive and a burden for our residents. The Chairman will look into the program and inform the residents what he learns.

There was discussion regarding Optimum increasing their rates and the Chairman reported he is investigating other options to reduce the costs for the seniors. The Executive Director stated that due to Optimum dominating the wires, a new carrier would have to run all new wires to provide service. Commissioner Boutelle stated that a Lifeline service package can provide local networks at a lower cost to seniors. The Chairman said that a digital antenna that is placed in the back of the TV can be purchased and it would provide 60 channels. The Executive Director reported that the Housing Authority purchased a few of the digital antennas, but they didn't work for some residents. If anyone is interested in testing a digital antenna in their apartment they can request it at the front office.

Another resident complained the intercom is not working properly and does not work with cell phones. The Deputy Director explained the Housing Manager is working on addressing this issue. The Housing Manager stated that cell phones do work but maybe it's the different carriers.

A resident from McKinney Terrace requested tree trimming around the property. The Chairman explained that the Housing Authority only owns a portion of the property and the rest belongs to the

Town of Greenwich. The Chairman will visit the property to assess what needs to be trimmed and it can be completed in early spring.

The Executive Director reported that he met with the Department of Public Works to discuss the crosswalk in front of Agnes Morley Heights. The Department of Public Works will be conducting a study to assess what would be the best solution going forward. The Executive Director suggested a lighted sign or a push button sign be placed on the road, more lighting to be added on the street, and parking spaces in front of the driveway eliminated. The Town proposed eliminating the crosswalk as they do not want to install speed bumps. The Chairman said that elimination of the crosswalk will not happen. The Executive Director requested the Town perform a traffic study on Milbank Avenue.

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

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on January 22, 2020. On a motion duly made and seconded, the minutes, were approved (Commissioner De Fina abstained due to absence).

Finance Committee:

The Finance Committee met on January 22, 2020. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported Parsonage Cottage has a deficit of \$26,751.24. Revenue is down due to 2 vacancies. The Finance Director will investigate and explain at next month's meeting. Commissioner Boutelle stated the deficit may be a timing issue and not a loss.

Development Committee:

The Chairman stated the Development Committee met with CHFA and have requested a meeting with Governor Lamont to discuss housing issues.

The Executive Director explained the difference between the Armstrong Court Phases and the tax credit program. The Chairman stated the difficulty in competing with other agencies from upstate is the cost of construction is much higher in our area.

The Deputy Director explained that the Housing Authority is working with the contractor to rehab 3 vacant units at Wilbur Peck Court. When the contractor completes the first 3 vacancies, current residents will then be transferred opening up 3 additional units for rehab. With cooperation from the residents and contractor, it will be possible to complete a number of units with this plan. Some residents may opt for the new kitchen only.

The Executive Director stated the Housing Authority is near completion of the RAD conversion at Greenwich Close.

The Executive Director reported that he testified at the State House. There are many proposed laws that may result in authorities increasing operating expense, including elimination of the State funded PILOT program.

Commissioner Boutelle requested the item of the name/logo change be moved on the agenda to Executive Session. Upon a motion duly made and seconded, the name/logo change, was moved to Executive Session and the agenda will be revised.

There was discussion of CDBG projects submitted by the Housing Authority. The Administrator reported that Parsonage Cottage has applied for \$60,000 for new furniture for the 40 rooms. She stated that it is cheaper to buy in bulk, but if CDBG does not grant the full request, the project can be phased

The Chairman reported that he is representing the Housing Authority on the CDAC Committee. The Chairman is asking for a budget of \$30,000 for domestic abuse emergency housing from CDBG and, if awarded, would work with the YWCA. Commissioner Boutelle suggested the discussion continue in Executive Session.

Administrative Committee:

The Administrative Committee met on Tuesday, February 18, 2020. Commissioner Pucci reported that revisions to the final name change will be discussed in Executive Session.

Other Residences Committee:

The Other Residences Committee did not meet this month.

Executive Directors Report:

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

Staff Reports:

The Deputy Director reported the Department of Public Works completed the signage for the 4 parking spaces at Town Hall Annex. Town provided 8 parking passes for the 4 spaces. The Chairman stated that he would be requesting parking permits for the Commissioners.

There was discussion of the relocation of the residents at Armstrong Court. The Deputy Director stated there is concern having 12 units offline due to loss of revenue. Commissioner Boutelle asked if there is a cost to the residents for relocation. The Deputy Director stated the Housing Authority is responsible for the relocation expenses.

Other/New Business:

The Executive Director reported the cameras for Quarry Knoll have arrived and will be installed in the spring.

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

Motion to come out of Executive Session at 7:10 p.m.

The Board approved the new letterhead with corrections.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:55 p.m.

Respectfully submitted by,

Maria L. Morris