

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
Video Conference Call
May 27, 2020
Minutes of the Meeting

The Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of Greenwich was held via video conference call on Wednesday, May 27, 2020 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, Angelo Pucci, and Vincent De Fina

Commissioners Via Video: Abelardo Curdumi, James Boutelle, Robert Simms Jr. and Cathy Landy

Staff Present: Anthony Johnson, Terry Mardula, Maria Morris

Staff Via Video: Derrick Bryant, Penny Lore, Teryl Reynolds, Sardis Solano

Legal Via Video: Louis Pittocco

Public: Quarry Knoll residents did not attend due to COVID-19

The Chairman asked Maria Morris if the Quarry Knoll residents sent in concerns or comments for the meeting. Although a notice was posted asking the residents to mail in or drop off at office, there were none. The call in number was made available to the public.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on February 26, 2020. On a motion duly made and seconded, the minutes, were approved (Commissioners Simms and Landy abstained due to absence).

Finance Committee:

The Finance Committee met on May 27, 2020. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported there is nothing outstanding. The Housing Authority has received COVID funding in the amount of \$715,000 and \$192,000 from HUD. Commissioner Boutelle stated that we are in a strong position. Commissioner Curdumi explained that we do not know what impact residents with no income or reduced income will have on the finances.

The Executive Director stated that the Greenwich Close refinance interest rate will be reduced from 3.3% to less than 2.95% or lower. The mortgage term will be 35 years. Closing will be within 3 months.

Development Committee:

The Chairman stated the landscaping at Armstrong Court is going well and should be completed in 2 weeks. Wilbur Peck Court has three empty apartments ready for renovation. The Housing Authority received a grant for \$123,793 for the catwalk painting.

The Executive Director reported that we are planning a dedication ceremony at Armstrong Court to be held the second week of June. Invitations will go out, attendees can be outside and multiple units will be opened to provide social distancing.

The Executive Director explained Armstrong Court Phase II and Phase III will be closing financing. Armstrong Court Phase II is funded by CHFA and Phase II has to go before the state bonding commission, which may not meet for a while. Armstrong Court Phase II should close in July and start work in late August/early September. The contractor has been selected for the project.

There was discussion of the doorways that will be included in the renovations at Wilbur Peck Court. Eighteen families have been selected to move into the Armstrong Court Phase I. A Request for Qualification (RFQ) bid is out for construction pricing for Armstrong Court Phase III.

Administrative Committee:

The Administrative Committee met on Wednesday, May 27, 2020. Commissioner Pucci reported that conversation will be discussed in Executive Session.

Other Residences Committee:

The Other Residences Committee did not meet this month. Commissioner Boutelle stated that the Parsonage Cottage Administrator indicated that four residents were not coming back to the facility. The Executive Director explained that the residents may have gone out for a higher level of care unrelated to COVID-19. The Administrator requires that residents returning must be COVID free for 14 days prior to returning. We have had no cases of COVID-19 at Parsonage.

Commissioner Boutelle asked if the facility continues to get paid while the person is out. The Executive Director replied that the facility continues to receive payment because the residents will be returning and no income is lost.

The Chairman wanted to ask the Administrator whether the CDBG funding for Parsonage Cottage was approved for the beds and furniture. The Executive Director replied the beds were funded but not the furniture. The Administrator may be able to fund the shortfall with other monies. The facility received 30 iPads to allow residents to communicate with their families.

Executive Directors Report:

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

Staff Reports:

The Deputy Director reported that the Wilbur Peck Court kitchen renovations should begin in 1 to 2 weeks. In order to fully renovate a unit, the challenge will be trying to get families to move from their units to the renovated units in 48 hours. This will allow additional residents to transfer to the renovated units. The contractor plans on renovating 6 units at a time.

There was discussion of dates and times for the COVID-19 testing at the Wilbur Peck Court Clinic. The Deputy Director stated that testing is scheduled for tomorrow, Thursday, May 28th from 10 a.m. to 2 p.m. by appointment.

Other/New Business:

None.

Motion to go into Executive Session at 6:23 p.m.

Motion to come out of Executive Session at 7:20 p.m.

Motion to return to Regular session at 7:22 p.m.

The Board approved salary increase for the staff. Commissioner Curdumi made the motion and it was seconded by Commissioner Simms.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:30 p.m.

Respectfully submitted by,

Maria L. Morris