

HOUSING AUTHORITY OF THE TOWN OF GREENWICH
Regular Meeting of the Board of Commissioners
Video Conference Call
June 24, 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, June 24, 2020 at the Agnes Morley Heights Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:40 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, Winston Robinson

Legal Via Video: Louis Pittocco

Public: Steve Ramkinson, Jacklin Ross

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.

The Resident Council President remarked that the cleanliness of the building needs to improve. The Executive Director responded that the buildings are being cleaned and sanitized by an outside vendor. He will look into why it is not being done.

Another resident stated that it was promised from last year to have someone clean one time a week and she hasn't seen anybody. The Executive Director asked if she had called the office to request a work order so that we know what is going on in the building. The resident replied that she did not know she should call. The Resident Council President was concerned with the sweeping and mopping of the building. The Executive Director asked the Deputy Director to visit the property and inspect.

There was discussion of the new elevator frequently breaking down and the residents are fearful to use it. The Acting Executive Assistant stated that tenants have called about the elevator and a work order was written and the maintenance staff was called. Maintenance calls Otis Elevator to have repairs done.

The Resident Council President reported that the landscaping company is not doing a good job. The Executive Director stated that there are problems with all the properties and a bid will be going out next year to get a new company.

The Chairman asked the President to notify the residents that he caught a contractor dumping illegally from Putnam Green. The residents should get the plate and name of the contractor on truck and forward to the President if this continues.

The Resident Council President asked about cameras for the property. Residents are complaining that people are vandalizing their cars. The Executive Director stated that cameras would not be effective due to the size of the parking lot and the light not bright enough. He asked if there were any police reports for documentation. The resident stated that there are no police reports. The Executive Director replied that the residents should call the police because it is their personal property. The Executive Director reported that he would like to have cameras placed by all dumpsters at all the properties. The Chairman responded that cameras should be installed at all dumpsters.

The Resident Council President stated that there is a mice problem on the ground floor of the building. The Acting Executive Assistant replied that 2 apartments called for the mice problem. She explained that the residents need to call the office to be placed on the extermination list. The exterminator visits the property every other Tuesday. The President stated he would inform the residents.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on May 27, 2020. Commissioner Curdumi stated there is a typo in the second paragraph on page one under the Finance Committee. He asked that the following sentence be changed: "Commissioner Curdumi explained that we do not know what impact residents with no income *with* have to the finances." It should read as follows: "we do not know what impact residents with no income *or reduced income will* have *on* the finances."

On a motion duly made and seconded, the amended minutes, were approved.

Finance Committee:

The Finance Committee met on June 24, 2020. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director and Finance Director.

Commissioner Curdumi reported it was a short meeting and the major item was that the Housing Authority can spend the PPP monies for payroll and the monies do not need to get repaid.

Development Committee:

The Chairman stated the meetings are daily by phone. We are working on the punch list for Armstrong Court. The new parking lot is striped and marked. The Executive Director reported that the CHFA Board will meet tomorrow to close out.

The Chairman reported the money has been approved for Phase II and Phase III and construction should start in August. The Chairman will send the First Selectman an email requesting the Quarry Knoll and McKinney Terrace parking lot be sealed and striped.

The Executive Director reported 3 Wilbur Peck kitchen renovations will be completed next week and pictures and videos will be done.

The Executive Director explained he hopes to receive the CO next month and close out so the residents can move in. CHFA and Enterprise have their own close out lists we need to complete. The residents are happy and ready to move in.

The Executive Director reported he put an RFP out to bid to investors for Phase III and received 7 proposals. The Executive Director has narrowed it to three contenders and is asking each one whether they are willing to front load the investment and tax credits during the construction phase. This would help the debt service. The other question is are they willing to eliminate the exit tax until the end of the deal. The Executive Director hopes to receive a quick response.

Administrative Committee:

Commissioner Pucci reported that the report 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 wanted to clarify the Wilbur Peck Kitchen renovations. The contractor will begin July 6th by doing 6 units at a time and continue that schedule each week. The contractor will need to arrange Town inspection by video since the inspector does not want to go into the units.

The Deputy Director reported that the Armstrong Court residents for the 18 new units have been selected. Units have been assigned, leases signed, and security deposits accepted. We hope to have the new residents in by July 15th or early August.

Other/New Business:

None.

The Chairman hopes to continue receiving money from DOH and CHFA to continue to expand on the affordable housing in Greenwich. The Chairman is pleased that we were capable of providing housing for a diversified community. We have included neighbors and strive to maintain unity. Over the next 5-7 years the Housing Authority hopes to build more housing and it cannot be accomplished without the Board of Commissioners, staff and housing managers who are all doing a great job.

The Executive Director wanted to thank Bobbi Eggers and Sue Bodson who have helped to communicate to the public and stake holders the Housing Authority mission at our events.

Motion to go into Executive Session at 6:20 p.m.

Motion to come out of Executive Session at 6:59 p.m.

Motion to return to Regular session at 7:00 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:01 p.m.

Respectfully submitted by,

Maria L. Morris