**HOUSING AUTHORITY OF THE TOWN OF GREENWICH**

**Regular Meeting of the Board of Commissioners**

**May 22, 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, May 22, 2019 at the Quarry Knoll Community Room. The Chairman, Sam Romeo, called the meeting to order in public session at 5:37 p.m.

The Chairman declared that a quorum was not present but will have the meeting since there is no business that requires voting on the agenda and directed the Assistant Secretary, Lisette E. Contreras, to act as secretary for the meeting.

Commissioners Present: Sam Romeo, James Boutelle and Robert Simms Jr.

Commissioners Absent: Abelardo Curdumi, Vincent De Fina, Cathy Landy and Angelo Pucci

Staff Present: Anthony L. Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Lisette E. Contreras, Jackie Nieves, and Sardis Solano

Legal: Louis Pittocco

Public: Joan Yankowski, Soledad Magtibay, Valerie Grassi, Darlene Miles, Lloyd Cooke and Lilia Ercilla

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.

Commissioner Simms welcomed the Board to Quarry Knoll stating that it is his home; where he has lived 20% of his life. He added that this community is his family.

A resident complained that someone is closing the door to the laundry room in Quarry Knoll I and it gets stuck. She also stated that someone is pulling down the shades in the community room at night. The Executive Director responded that HATG is looking into installing cameras in the community and laundry rooms. Another tenant complained about the filth in the Quarry Knoll II laundry room. She stated that someone had clogged the toilet and didn’t report it. The Executive Director replied that when someone sees a common area dirty or clogged, a work order should be called in for it to be taken care of. The Executive Director inquired as to who takes care of cleaning the laundry room. The Housing Manager replied that she was not sure and will look into it. A tenant claimed that the aides do not care about the community; if they spill something in the laundry room they don’t clean it up, they continue conversing with one another. Commissioner Simms asked what kind of training the aides receive. The Executive Director responded that aides are not HATG employees therefore he is not aware of the training they are given. HATG only gets involved with the aides agency of a tenant is having problems with their aide. The Housing Manager suggested placing signage in laundry rooms that state clean up after yourself, turn off lights when leaving, etc. Commissioner Simms suggested adding this issue on the newsletter. Another tenant of Quarry Knoll stated that the problem is not just the aides because they are not on the property over the weekends.

Commissioner Boutelle inquired about past complaints in regards to grilling and/or smoking too close to the buildings. He asked if they have been resolved. The Executive Director replied that he has not heard any complaints recently.

A tenant stated that she was attacked by another tenant of Quarry Knoll and asked if it was going to be addressed. The Deputy Director responded that the Board meeting is not the format for her issue and it will not be discussed.

The Chairman asked for approval of the Minutes of the Meeting of the Board on April 24, 2019. On a motion duly made and seconded, the minutes, with revisions, were approved.

Finance Committee:

The Finance Committee met on May 22, 2019. In attendance were Commissioner Boutelle, The Executive Director, Deputy Director and Finance Director.

The finances were reviewed during the meeting with nothing major to report.

Development Committee:

The Development Committee has had ongoing meetings for the past 3 weeks.

The Executive Director stated that HATG broke ground for Armstrong Court Phase I on May 18th with a ceremony. The weather was beautiful and there was a really good turnout.

The Executive Director informed the Board that Wilbur Peck Court kitchen renovation project HATG was not funded by CDBG. HATG is working on renovating a test kitchen to have a clear idea of the work that should be done. He added that the old power lines were abandoned and new wires were installed on the exterior of the walls. He asked the Deputy Director if he remembers why that was done. The Deputy Director replied that it was due to cost. The Executive Director stated that the work will be done the correct way. He tried to make CDAC understand how big of a job this renovation is. The Chairman informed the board that a tenant from Adams Garden that had her kitchen renovated attended the public hearing to speak in favor of the kitchen renovations. The Chairman was hoping to meet with the First Selectman; however, he never got the chance. The Chairman added that he met with someone who is willing to contact foundations to donate the $400,000 needed for the project.

Executive Directors Report:

The Executive Director stated that HATG received $515,000 in reimbursements for CDBG projects that have been completed. Commissioner Boutelle asked how much money is still outstanding. The Chairman replied that $219,000 is still outstanding. Commissioner Boutelle added that when he chaired CDAC HATG had the same problem with turning in paperwork in a timely manner for reimbursements. HUD sees that as money sitting idle and can revoke it. The Executive Director explained to the Board that some projects are in progress and take a long time to complete such as the Armstrong Court boilers and piping. That project took 2 years to complete. The Executive Director commented that the Town has no ability to criticize HATG on the completion of its projects.

Administrative Committee:

The Administrative Committee did not meet this month.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Parsonage Cottage Administrator stated that she has a vacancy that isn’t able to fill yet because it is a double bed and there is one tenant there.

Staff Reports:

The Deputy Director stated that HATG has not received the signage that allows for GPD enforcement for the parking policy due to Captain Marino being away for 10 days. He has asked the Captain to move the process along and believes enforcement of the policy should start mid-June. The Deputy Director mentioned that new stripping will be done in the summer. The Deputy Director added that there is no update on the spaces that were requested from Mason Street.

Commissioner Simms asked if HATG has a device that measures nicotine. The Deputy Director replied that HATG does not own such a device. He requested the Planning and Development Manager to research the device Commissioner Simms had suggested but he concluded that it was very ineffective. The Deputy Director stated that there is a smoking policy in place and have worked with tenants to abide by it. The Executive Director added that if HATG is unable to work with a tenant, an eviction will be processed.

Commissioner Boutelle inquired about the Quarry Knoll project. The Executive Director replied that there is no timing for it because it is still up in the air. He stated that funding for new projects is uncertain because the Governor is on a debt diet. The Executive Director mentioned that the Town now realizes that HATG should have priority in receiving building permits. If HATG is allowed to build more affordable housing they would be able to control other developer’s construction projects under 8-30g law.

Other/New Business:

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:33 p.m.

Respectfully submitted by,

Lisette E. Contreras