**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**Video Conference Call**

**April 27, 2022**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held via video conference call on Wednesday, April 27, 2022. 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 Via Video: Sam Romeo, Abelardo Curdumi, James Boutelle, Angelo Pucci, Cathy Landy, Robert Simms, Jr., and Vincent DeFina

Staff Via Video: Anthony Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Maria Morris, John Yankowich, and Winston Robinson

Legal Via Video: Louis Pittocco

Public Via Video: No Residents Attended the Meeting

The Chairman asked if there were residents with comments or concerns. There were no residents, and the Chairman continued the meeting.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on March 23, 2022.

Commissioner Boutelle requested the minutes reflect that due to his absence, he did not attend the Finance Committee meeting.

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

Finance Committee:

The Finance Committee met on April 27, 2022. In attendance were Commissioner Curdumi, Commissioner Boutelle, the Executive Director, Deputy Director, and Finance Director.

Commissioner Curdumi reported that Agnes Morley Heights is showing a deficiency due to the utility costs. The Finance Director explained that Greenwich Communities will receive relief for last year in June. The relief for this year will be received next year.

Commissioner Curdumi stated that the audit is still not completed and is an ongoing problem.

Commissioner Curdumi announced that he is leaving the Board of Commissioners after his term ends in July. He stated that after 16 years on the board, he and his wife, Isabela, have personal issues that need attention. “It has been a real honor to serve with the best board and public housing professionals in the nation.”

The Chairman extended his gratitude for Commissioner Curdumi’s expertise and time on the board. The Chairman said that he wished him well and hopes he will continue to join Greenwich Communities’ functions. The Executive Director thanked Commissioner Curdumi for the great job he has done and his calm demeanor while Greenwich Communities move from negative to positive cash flow. Commissioner Simms stated, “It was an honor to serving with you and I admire you.”

Development Committee:

The Chairman stated the committee did not officially meet, but continuous conversations of all current projects are ongoing.

The Executive Director explained that despite cost overruns, structural issues, and ADA requirements for Armstrong Court Phase 2, the units are set to open early June. Greenwich Communities will host an open house for the residents and public to view.

Armstrong Court Phase 3 is near closing, but there are items with Viking’s contract and qualification letter that need to be agreed upon. Greenwich Communities is negotiating the terms of the contract to reflect substantial savings that have been understood from the discovery of issues in Phase 2. There has been a lot of back and forth with Viking and attorneys to come to an agreement and to close, but thus far there is no agreement.

The Chairman asked the Executive Director to explain the money needed for the 52 units of senior housing at McKinney Terrace - Vinci Gardens.

The Executive Director stated that he and the Chairman met with the CHFA Commissioner regarding the Vinci Gardens senior units and the last two phases of Armstrong Court. The Executive Director and Chairman have agreed that it is best to request funds for Vinci Gardens and then the next phases for Armstrong Court rather than the other senior units.

The Chairman reported that he has been attending meetings throughout the town explaining Greenwich Communities has nothing to do with 8-30g. The Chairman has met with the Town of Greenwich departments requesting tax abatement on our properties and no building permit fees. These funds could be used for future development.

Administrative Committee:

Commissioner Simms stated that the committee has decided on a percentage for the employee merit increases. Commissioner Pucci will further discuss in Executive Session.

Other Residences Committee:

The Other Residences Committee did not meet this month.

The Parsonage Cottage Director reported she has hired a Resident Attendant for the night shift. There was discussion of Facility Manager position and coverage.

The Director is waiting for the award of $92,000 from CDBG monies for the chiller in the kitchen.

Executive Directors Report:

The Executive Director reported that CDBG has approved $200,000 for the new Agnes Morley Heights windows. The top two floors will be completed first and these new windows should help with the utility costs.

The Planning & Development Director stated the common space, office, and basement are included in this phase for the new windows.

Commissioner Curdumi sent information to the Executive Director to research solar panels. The Executive Director will reach out to the contact.

Staff Reports:

The Deputy Director explained it is a busy time of year for the staff changing rents for May 1st. The search continues for a new Asset Manager for McKinney Terrace and Town Hall Annex. The Deputy Director and Asset Manager for Armstrong Court will begin the application process for the new 18 units in Building 6. There are certain criteria that need to be met for residents to qualify.

The Deputy Director stated 35 inspections were completed at McKinney Terrace II on April 20, 2022, and the units that failed inspection will be re-visited in 30 days. Most of the failures were basic maintenance and issues with windows. Inspections will begin in May for the federal properties, Quarry Knoll 1 & II and Wilbur Peck Court.

There was discussion of reopening the community rooms at the properties. The Deputy Director stated he wants to wait for COVID to subside. The Executive Director reported that CHFA and DOH offices are still closed, and staff are working from home. Future discussions will continue regarding the opening of the community rooms and main office.

Other/New Business:

The discussion of fire insurance for residents to protect our private and new properties will continue next month. Legal Counsel was asked to research implementation without violating the laws.

Motion to go into Executive Session at 6:32 p.m.

Motion to come out of Executive Session at 7:13 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:14 p.m.

Respectfully submitted by,

Maria L. Morris