**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**Video Conference Call**

**May 24, 2023**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held via video conference call on Wednesday, May 24, 2023. The Chairman, Sam Romeo, called the meeting to order in public session at 5:36 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, James Boutelle, Robert Simms, Jr., Cathy Landy, Vincent De Fina, and Irene Dietrich

Commissioners Absent: Angelo Pucci

Staff Via Video: Terry Mardula, Derrick Bryant, Maria Morris, Laura Murphy, and Lindsey Romeo

Staff Absent: Anthony Johnson and Penny Lore

Legal Via Video: Louis Pittocco

Public Via Video: Jacklin Ross

The Chairman stated that the meeting would proceed since there were no comments or issues from residents.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on April 26, 2023.

On a motion duly made and seconded, the minutes were approved (Angelo Pucci was absent).

Finance Committee:

The Finance Committee met on May 24, 2023. In attendance were Commissioner Boutelle, Commissioner Dietrich, the Chairman, the Deputy Director, and the Finance Director.

Commissioner Boutelle reported Agnes Morley Heights is still showing a deficit due to the higher utility costs earlier in the year. The Finance Director is progressing with seeking a new person to join the Finance Department.

Development Committee:

The Chairman stated the committee did not officially meet, but there are continuous discussions on all projects with the Executive Director.

The Chairman reported he is working with the Executive Director to get the Certificate of Occupancy for Armstrong Court Phase 2-Building 1 from the Town of Greenwich.

A McKinney Terrace resident joined the meeting, and the Chairman asked her to express her comments or concerns.

The resident stated that housing management has posted a new sign asking that the washers and dryers be left open after each use to help reduce mold or odor from occurring.

There was discussion of a Resident Council being formed, but it is in process. The Chairman reported the elevator parts have not arrived, but once received the repairs will be completed.

The Chairman thanked the resident for her comments and continued with his Development Report.

The Chairman has met the Tony D’Andrea to have plans drawn for 50 workforce units at the Cos Cob railroad parking lot on Strickland Road. Greenwich Communities has received the support from the First Selectman and the Housing Trust Fund.

There was discussion of receiving $50,000 for the next phase of the Agnes Morley Heights window replacement after initially receiving no funding.

The Chairman reported that the Greenwich Close Asset Manager is working on a policy for e-bikes and the residents at Greenwich Close do not want a charging station at this time.

Staff Reports:

The Deputy Director reported Patricia Muldoon, Section 8 Senior Asset Manager, will be retiring at the end of July and that will create a big void in the Section 8 department. A search will begin to fill this position.

The Deputy Director explained that Armstrong Court originally had 144 units and Armstrong Court Phase 1 has 18 units. Armstrong Court Phase 2 is converting the 1- and some 2-bedroom units into 3-bedroom units, which will total 156 units once the construction is completed.

The Deputy Director stated the Wilbur Peck Court and Agnes Morley Heights waiting lists will close on June30, 2023.

Administrative Committee:

The Administrative Committee did not meet this month.

Other Residences Committee:

The Other Residences Committee did not meet this month.

Executive Directors Report:

The Executive Director was absent.

Other/New Business:

**RESOLUTION #525**

The Executive Director requests the Board of Commissionersauthorize Oak Tree Inc. to submit the 2023 Housing Tax Credit Contribution (HTCC) application for Armstrong Court Phase 3. Upon motion duly made and seconded, the following resolution was unanimously adopted:

 RESOLVED, that the Board authorizes Oak Tree Inc. to submit the 2023 Housing Tax Credit Contribution (HTCC) application for Armstrong Court Phase 3 to the Connecticut Housing Finance Authority (CHFA).

Commissioner Boutelle motioned to approve Resolution #525, Commissioner Simms seconded, and all votes were in favor (Angelo Pucci was absent).

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:06 p.m.

Respectfully submitted by,

Maria L. Morris