**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**April 17, 2024**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held on Wednesday, April 17, 2024, at Wilbur Peck Court. 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: Sam Romeo, James Boutelle (by phone), Angelo Pucci, Robert Simms, Jr., Vincent DeFina, Cathy Landy, and Irene Dietrich

Staff: Anthony Johnson, Terry Mardula, Derrick Bryant, Penny Lore, Jamie Longo, Maria Morris, Sardis Solano, Laura Murphy, Lindsey Romeo, & Dan Persaud

Legal: Louis Pittocco

Public: No Residents Attended

The Chairman proceeded with the board meeting since no residents attended.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on March 20, 2024.

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

Finance Committee:

The Finance Committee met on April 17, 2024. In attendance were Commissioner Boutelle (by phone), Commissioner Dietrich, the Chairman, Executive Director, Deputy Director.

Commissioner Boutelle (by phone) stated that the current month’s financials are completed and requested the prior month’s financial reports. Agnes Morley Heights is showing a deficit due to the winter utility costs. Commissioner Boutelle is happy with the auditor’s progress in completing the audit.

The Chairman asked for comments or questions on Resolution #534 for Quarry Knoll I demolition/disposition.

The Executive Director reported that a new application is being sent to HUD for the demolition of Quarry Knoll I and the Board needs to approve the resolution.

Commissioner Simms stated there is an error in the document. It is not “located at 50 Quarry Knoll Road” – it should just say Quarry Knoll.

There was discussion regarding the future to improve the property by adding at least 240 units and amenities.

**WRITTEN CONSENT**

**OF THE COMMISSIONERS OF**

**GREENWICH HOUSING AUTHORITY**

**THE UNDERSIGNED**, being all the members of the Board of Commissioners (the “Commissioners”) of the Greenwich Housing Authority (the “Housing Authority”), hereby consent to and adopt the following Resolution # 534 for and on behalf the Authority:

**WHREAS,** the Housing Authority’s Quarry Knoll I Complex, located at Quarry Knoll, Greenwich, CT, built in 1962, containing 50 elderly, disabled federal public housing units (the “Property”) is in poor physical condition, and has extensive capital needs over the next thirty-six months which far exceed GHA’s annual Capital Fund allocation for the Property;

**WHEREAS**, the Housing Authority cannot perform the needed rehabilitation and meet the physical needs of the Property if it remains federal public housing; and

**WHEREAS,** Section 18 of the U.S. Fair Housing Act of 1937 (as amended in 1998) empowers housing authorities to dispose of and/or demolish federal public housing sites whose costs of rehabilitation exceed the cost of building the project from the ground up; and

**WHEREAS**, GHA has established through a comprehensive Capital Needs Assessment, that the Property is physically obsolete according to the standards set by the Fair Housing Act and HUD regulations, in that the costs to rehabilitate the current buildings far exceed 57.14% of HUD’s estimated Total Development Costs (101.22%); and

**WHEREAS**, the Housing Authority’s mission to provide safe, sanitary and decent housing for its neediest Greenwich residents can best be met if the Property is declared physically obsolete by HUD’s Special Application Center in accordance with the Fair Housing Act and HUD regulations, disposed of as public housing and demolished to allow for redevelopment of many more affordable units; and

**WHEREAS,** upon HUD approval, based on the schedule set by HUD, the current residents will be temporarily relocated to what will be newly constructed units at the historic Byram School site between Sherman Avenue and Western Junior Highway Greenwich, CT in accordance with all applicable state and federal relocation requirements, so that the Property may be demolished and redeveloped; and

**WHEREAS,** all residents will receive Tenant Protection Vouchers which will be project-based allowing residents housing choice to stay at the new property, return to the Property or request a portable voucher and relocate to a place of their choosing after one year; and

**WHEREAS,** all prerequisites to the filing of the proposed Demolition / Disposition Application for Quarry Knoll I (the “Application”) have been met, including but not limited to, a complete Capital Needs Assessment and Hazardous Materials Study meeting the Obsolescence Threshold, a full Environmental Assessment with Responsible Entity Approval, an Independent Appraisal and Resident Consultation / Participation;

**NOW, THEREFORE BE IT RESOLVED** that the Commissioners of the Housing Authority do hereby express their support for the Application as presented; and it is

**FURTHER RESOLVED**, that Anthony Johnson, Executive Director is hereby authorized and directed to execute said Application and to execute such documents, certificates and other instruments as he should deem necessary, advisable, convenient or proper in order to effectuate the submission and approval of said Application and that all actions taken by said Executive Director prior to the date of this meeting that effectuate the full intent of these resolutions are hereby adopted, affirmed and ratified by the Commissioners on behalf of the Housing Authority.

**THIS RESOLUTION** may be executed in counterparts. Signatures transmitted by facsimile or electronic mail shall have the effect of original signatures.

Upon a motion duly made, the amended resolution was approved.

Development Committee:

The Chairman stated the committee did not officially meet, but very active on all projects with the Executive Director.

The Chairman stated that he spoke with the Executive Director of Nathaniel Witherell regarding five units in the building next door. May be another opportunity for more housing units.

Nathanial Witherell had an event honoring A.Vitti Excavators, LLC for the installation of the walkway between Nathanial Witherell and Parsonage Cottage. Five benches will be placed along the walkway.

The Executive Director reported Armstrong Court Phase 2 closing will be completed soon. Vinci Gardens drawings and designs are finalized, and the bid will be out this weekend. There are two bids for Vinci Gardens – one for the modular builder and the other for the general contractor.

Working on Armstrong Court Phase 4 closing. Purchased the stone for the building because it has been discontinued. The Eversource breaker has been ordered as well. BRD Builders, Inc. has been selected as the General Contractor for Armstrong Court Phase 4.

There was discussion of the CDBG application for the Agnes Morley Heights windows. Will request the First Selectman approve additional funds.

There was discussion of rental rules regarding the Winston A. Robinson Community Room in Armstrong Court. Commissioner Pucci will meet with other commissioners to discuss and present the best way for renting the room.

The Director of Housing Management reported that Greenwich Close has two vacancies. With Spring upon us, the fountains have been turned on. Continue working with the Deputy Director and all the housing managers on updates for annual certifications.

The Deputy Director reported that parking at Agnes Morley Heights is a continuous issue due to lack of spaces. The Deputy Director is pleased with the work of the Director of Housing Management and the other housing managers regarding the transition of positions and the tax credit program.

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 gave his report with the Development Committee Report.

Other/New Business:

None.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 6:45 p.m.

Respectfully submitted by,

Maria L. Morris