**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**January 24, 2024**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held on Wednesday, January 24, 2024. The Chairman, Sam Romeo, called the meeting to order in public session at 5:44 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, Angelo Pucci, Robert Simms, Jr., Vincent DeFina, Cathy Landy, and Irene Dietrich

Staff: Anthony Johnson, Terry Mardula, Jamie Longo, Maria Morris, Sardis Solano, Jackie Nieves, Dan Persaud, Laura Murphy, and Lisandra Amezquita

Legal: Louis Pittocco

Public: Karen Heffner, Antonia Christiano, and Barbara Maguire

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 Communities.

The Chairman asked for any comments or concerns from the residents. One resident said everything is beautiful and there are no complaints. There being no other comments, the Chairman proceeded with the regular meeting.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on December 6, 2023.

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

Finance Committee:

The Finance Committee met on January 24, 2024. In attendance were Commissioner Boutelle, Commissioner Dietrich, the Chairman, Executive Director, Deputy Director, and Chairman. The Finance Director was unable to attend.

Commissioner Boutelle stated that through December 2023, Greenwich Communities has a surplus of $3 million and $22 million in revenue. These numbers do not include Armstrong Court Phase 1 and 2 which is a quarter of a million more in surplus.

Commissioner Boutelle discussed Armstrong Court Phase 3 receiving TCO soon. The Executive Director has worked with the contractor and syndicator to reduce some of the cost overruns due to supply chain issues and requested additional funding to offset these costs. Armstrong Court Phase 2 is closing from construction loan to permanent loan which will be funds used for Armstrong Court Phase 4.

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 has had continuous communication with the Town of Greenwich to obtain the Armstrong Court Phase 3 TCO. Armstrong Court Phase 4 bid opening went well with 23 contractors and sub-contractors attending the walkthrough.

There was a Planning & Zoning meeting regarding the Strickland Road project.

The Executive Director thanked the Chairman for his many calls to the Town of Greenwich for the Armstrong Court Phase 3 TCO and the Director of Housing Management and Property Manager for qualifying 39 residents.

The Executive Director stated the Armstrong Court Phase 2 conversion from construction to permanent loan requires an enormous amount of paperwork that is completed with the assistance of the Executive Assistant.

Armstrong Court Phase 4 tax credit syndicator has been selected. Bi-weekly meetings will begin with checklists of documents to complete with the syndicator, CHFA, and DOH.

Greenwich Communities will be applying to CDBG for funding to complete the Agnes Morley Heights windows and patio doors on the first and ground floors. Costs for windows and installation have increased to approximately $1 million for each floor.

The Executive Director will be writing a form letter for the residents to send to CDBG explaining the need for their units to receive these new windows and patio doors. Greenwich Communities thought there was an agreement that the Town of Greenwich would provide funding each year for this project, but that is not the case.

The Executive Director reported to the residents that Barbara’s House, Inc., formerly CCI, will be providing social work services to Agnes Morley Heights and Quarry Knoll residents.

Vinci Gardens is continuing with design work, pricing, and financing by next month. The architect for the Strickland Road project will be providing renderings of the buildings and the Executive Director will forward it to the board.

The Deputy Director stated the FSS program will be administered by Barbara’s House, Inc, beginning on February 1, 2024. The social work services will be done on two days at Agnes Morley Heights and one day at Quarry Knoll. The staff is doing a good job.

There was a discussion of a resident whose housekeeping improved dramatically with the help of the Assistant Property Manager and the family.

The Executive Director asked the new Assistant Property Manager to introduce herself.

Greenwich Scholarship Association is requesting our continued support for the graduating high school students for 2024. Greenwich Communities sends $8,000 every year to the association to distribute to 8 resident students.

Greenwich Communities provides another $1,000 scholarship to those students already enrolled in college. Commissioner Boutelle stated that he thought the board approved and increase from $1,000 to $1,500. The Secretary will review the minutes from last year to confirm.

The Chairman moved to increase the Greenwich Communities scholarship from $1,000 to $1,500 and Commissioner Boutelle seconded with all commissioners approving.

Commissioner Simms asked what CHRO on the Deputy Director’s report was. The Deputy Director said this can be discussed in the Executive Session.

Administrative Committee:

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:

Motion to go into Executive Session at 6:35 p.m.

Motion to come out of Executive Session at 7:07 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:08 p.m.

Respectfully submitted by,

Maria L. Morris