**GREENWICH COMMUNITIES**

**Regular Meeting of the Board of Commissioners**

**March 20, 2024**

*Minutes of the Meeting*

The Regular Meeting of the Board of Commissioners of Greenwich Communities was held on Wednesday, March 20, 2024. 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, Angelo Pucci, Robert Simms, Jr., Vincent DeFina, Cathy Landy, and Irene Dietrich

Staff: Anthony Johnson, Terry Mardula, Sardis Solano, Laura Murphy

Legal: Louis Pittocco

Public: Angelica Arenas

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 Greenwich Communities.

The Chairman asked for any comments or concerns from the residents. One resident said everything is beautiful and there are no complaints, however she did want to mention concerns at Agnes Morley.

Specifically, insufficient parking, continued replacement of new windows and the new laundry machines.

The tenant expressed that the new windows at Agnes Morley were installed very professionally, and the unit comfortability has been much improved. She also expressed the new laundry machines are working well and that the customer service from the company has been excellent and the technology used for payment and usage notification is a good feature.

 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 January 24, 2024.

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

Finance Committee:

Commissioner Boutelle stated that the annual and current month financials are not completed as the finance department is focused on completing our many annual audits and training our new Comptroller prior to the retirement of the current Comptroller.

The financials for the year-end 2024 and YTD through March 2024 will be reviewed and discussed at our next meeting.

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 and the lease-up is proceeding well. Armstrong Court Phase 4 bid resulted in two qualified low bidders and those bids are being evaluated prior to recommendation for selection to the board.

A planned meeting with the Cos Cob community to discuss the Ferris Landing project was cancelled due to a power outage at Town Hall, the meeting is to be rescheduled.

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 has been completed.

Armstrong Court Phase 4 tax credit syndicator has been selected. Bi-weekly meetings has begun with checklists for required documents required by the syndicator, CHFA, and DOH.

Greenwich Communities applied to CDBG for $200,000 in funding to complete the Agnes Morley windows and patio door replacement on the first and ground floors. Costs for windows and installation have increased to approximately $1 million. A recommendation was made by the CDBG committee, and we are awaiting notification of the amount awarded.

The Executive Director escorted the CDBG committee members through several units at Agnes Morley and they had many excellent conversations with residents.

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. The Deputy Director is completing the contract.

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.

Administrative Committee:

Administrative Committee met and would be making a recommendation for annual merit increases.

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 7:10 p.m.

Motion to come out of Executive Session at 7:40 p.m.

The board authorized merit increases for the staff to be administered by the Executive Director.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:42 p.m.

Respectfully submitted by,

Maria L. Morris