**GREENWICH COMMUNITIES**

**Annual Meeting of the Board of Commissioners**

**October 23, 2024**

*Minutes of the Meeting*

The Annual Meeting of the Board of Commissioners of Greenwich Communities was held on Wednesday, October 23, 2024at Agnes Morley Heights. The Chairman, Sam Romeo, called the meeting to order in public session at 5:43 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., Cathy Landy, and Irene Dietrich

Commissioner Absent: Vincent DeFina

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

Legal: Louis Pittocco

Public: Hope Robinson, Robert & Annie Buan, Karen Heffner, Mariya Drozhynsva, Linda Cooper, Fe Teruel, Toni 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 to recognize speakers who are not residents of the Greenwich Housing Authority.

One of the residents complained about tenants smoking in the building. The Chairman stated there is no smoking allowed in the building.

The Deputy Director explained that it is a process to identify a smoker and there was a tenant recently that was evicted for smoking in the unit.

There was discussion about replacing the remainder of the windows in the building. The Chairman reported that the cost is now 1.5 million to replace the windows on each floor. Greenwich Communities was promised funds but never received from CDBG. Greenwich Communities only received $50,000 from CDBG versus the $250,000 promised to complete the windows.

The Executive Director stated that it would be beneficial for residents to attend the CDBG meeting next year and voice their concerns. The more residents that attend the meeting the better. Funds have been distributed to other organizations, some that are not located in Greenwich.

The Chairman stated that notices will be sent to the residents when the next CDBG meeting will take place next year.

Another resident complained about tenants smoking as you enter the building. The tenant stated she is allergic to smoke and must walk around to exit the building.

The Executive Director stated that another notice will be sent to remind smokers that they must be at least 50 feet away from the building.

The Chairman asked for approval of the Minutes of the Regular Meeting of the Board on September 25, 2024.

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

Finance Committee:

The Finance Committee met on October 23, 2024. In attendance were Commissioner Boutelle, Commissioner Dietrich, Executive Director, Deputy Director, and Finance Director.

Commissioner Boutelle reported the finances are in good shape thanks to the staff. Commissioner Boutelle noted that the Finance Director has done an outstanding job on improving the finance score in REAC.

Commissioner Boutelle announced the next board meeting will be in the first week of December.

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 that Armstrong Court Phase 3 will be closing its construction loan out and converting to the permanent loan.

The Chairman met with the Governor to discuss future projects. Vinci Gardens is scheduled to begin next year, and Greenwich Communities will be requesting funding for this project.

The Executive Director reported that the CHFA commissioner called to discuss funding opportunities.

Armstrong Court Phase 4 construction is moving along. Greenwich Communities is requesting an additional $700,000. The 3-month milestone has been met with a 1.5 debt service ratio and will receive our equity payments from RBC.

The Executive Director stated the Armstrong Court Phase 4 checklist meeting has begun. Annual audits for the four individual companies are needed, and budgets created for each.

The application for the Quarry Knoll Demo/Dispo release of funds has been approved by our local HUD office.

The Executive Director explained that the builders risk insurance for Armstrong Court Phase 4 was more expensive than it was for the other phases.

The Chairman discussed parking at Armstrong Court. He will request the police department to perform more patrols. The Deputy Director said that vehicles without permits should be ticketed. The police department will not handle the issuance of permits to residents.

The Deputy Director explained the base rent increases for Town Hall Annex, Adams Garden, McKinney Terrace I, and McKinney Terrace II. McKinney Terrace II, 51 residents pay for electricity and utilities are higher.

The agency plan and 5-year plan were submitted to HUD.

Administrative Committee:

Commissioner Pucci reported the community room rental form has been finalized and the committee is comfortable with the changes.

The employee handbook is being reviewed by the committee.

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:

**RESOLUTION #538**

 The Deputy Director reported that the Housing Authority has notified tenants at Town Hall Annex, Adams Garden, McKinney Terrace I, and McKinney Terrace II of an increase in the base rents effective January 1, 2025.

 RESOLVED, that the Board of Commissioners approves the base rent increase at Town Hall Annex, Adams Garden, McKinney Terrace I, and McKinney Terrace II, as reflected in the memorandum to residents dated September 10, 2024, and September 13, 2024, respectively, and to file with appropriate agencies.

Commissioner Boutelle motioned to approve Resolution #538, Commissioner Dietrich seconded, and all votes were in favor (Vincent DeFina was absent).

**RESOLUTION #539**

RESOLVED that the Public Housing Authority Agency Plan for the Authority for the fiscal year commencing January 1, 2025, be, and it hereby is, approved and that the Chairman, Executive and Deputy Directors, or either of them, execute and file the Plan together with HUD Form 50075 and the PHA Certificate of Compliance with HUD in accordance with its instructions and regulations.

Commissioner Boutelle motioned to approve Resolution #539, Commissioner Pucci seconded, and all votes were in favor (Vincent DeFina was absent)

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**RESOLUTION #540**

The undersigned, being all the members of the Board of Commissioners of the Housing Authority of the Town of Greenwich (the “Authority”), hereby adopt Resolution #540 set forth below by unanimous consent:

 RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Authority or until their successors are appointed:

**Committees of the Authority:**

*Development Committee*: Sam Romeo (Chair), Angelo Pucci, Anthony L. Johnson, John Yankowich

*Finance Committee:* James Boutelle (Chair), Irene Dietrich, Anthony L. Johnson, Derrick Bryant

*Administrative and Communications Committee*: Angelo Pucci (Chair), James Boutelle, Robert Simms, Anthony L. Johnson, Terry Mardula and Lou Pittocco

*Other Residences Committee:* Cathy Landy(Chair), Robert Simms Jr, Vincent De Fina, Anthony L. Johnson, Jamie Longo, Penny Lore

**Board of Commissioners of the Housing Authority of the Town of Greenwich:**

Sam Romeo (Chairman), James Boutelle, Angelo Pucci, Cathy Landy, Robert Simms Jr., Vincent DeFina, and Irene Dietrich

**Officers of the Authority:**

Anthony L. Johnson (President), Terry Mardula (Secretary), Derrick Bryant (Treasurer)

Commissioner Boutelle motioned to approve Resolution #540, Commissioner Simms seconded, and all votes were in favor (Vincent DeFina was absent).

Motion to come out of the Annual Meeting for The Housing Authority of the Town of Greenwich (HATG) at 6:51 p.m.

Motion to open the Annual Meeting for Quarry Knoll II Corporation (“QK II Corp”) at 6:53 p.m.

**RESOLUTION #541:**

The undersigned, being all the members of the Board of Directors of the Quarry Knoll II Corporation (QK II Corp), hereby adopt Resolution #541 set forth below by unanimous consent at a meeting duly called and conducted of this Board:

RESOLVED that the persons named below are hereby appointed to serve as members of committees of the Authority or as directors of our subsidiaries, as set forth below, to serve until the next Annual Meeting of the Corporation or until their successors are appointed:

Officers of Quarry Knoll II Corporation:

President Anthony L. Johnson

 Secretary Terry Mardula

Treasurer Derrick Bryant

Commissioner Boutelle motioned to approve Resolution #541, Commissioner Simms seconded, and all votes were in favor (Vincent DeFina was absent).

Motion to adjourn the Annual Meeting for Quarry Knoll II Corporation (QK II Corp) at 6:55 p.m.

Motion to open the Annual Meeting for Town Hall Annex Corporation (“THAC”) at 6:57 p.m.

**RESOLUTION #542**

The undersigned, being all the members of the Board of Directors of the Town Hall Annex Corporation (“THAC”), hereby adopt Resolution #542 set forth below by unanimous consent:

RESOLVED that the persons named below are hereby appointed to serve as officers of Town Hall Annex Corporation until the next Annual Meeting of the Corporation or until their successors are appointed:

**Officers of Town Hall Annex Corporation:**

Anthony L. Johnson (President), Terry Mardula (Secretary), Derrick Bryant (Treasurer)

Commissioner Pucci motioned to approve Resolution #542, Commissioner Landy seconded, and all votes were in favor.

Motion to adjourn the Annual Meeting for Town Hall Annex Corporation (THAC) at 6:59 p.m.

Motion to re-open the Annual Meeting of the Board at 7:00 p.m.

Motion to go into Executive Session at 7:01 p.m.

Motion to come out of Executive Session at 7:24 p.m.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned at 7:25 p.m.

Respectfully submitted by,

Maria L. Morris