

MINUTES OF THE REGULAR BOARD MEETING OF  
THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF STAMFORD  
NOVEMBER 15, 2023

A regular Board meeting of the Commissioners of the Housing Authority of the City of Stamford was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, November 15, 2023.

Commissioner Ostuw called the meeting to order at 6:03 p.m.

**A. Attendees**

Board Members:	Rich Ostuw John Coff Lester McKoy Sheila Williams-Brown	Absent: Divya Malhotra
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Advisory Board:	Ari Goldstein Ronice Latta Jaclyn Williams, Absent
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Present:	Vin Tufo Natalie Coard Jon Gottlieb Lisa Reynolds Jackie Figueroa Sam Feda Raul Gomez Beth Janney Ken Montanez Megan Shutes Jan Tantimonico Michele Tarulli Chris Warren Christine Young Alexander Morris (Lawnhill Terrace) Monica Miller (Clinton Manor) Mark Youdin (Clinton Manor)
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**B. Approval of Minutes**

- Approval of minutes of the COC Board Meeting of October 25, 2023

➤ Commissioner Williams-Brown moved; Commissioner McKoy seconded.

The minutes were approved.

Ayes:	Rich Ostuw John Coff Lester McKoy Sheila Williams-Brown	Nays: None
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**C. Public Comments** – Mr. Youdin discussed residents’ concerns regarding the insufficient number of Clinton Manor resident parking lot spaces. Ms. Coard reassured Mr. Youdin that the residents would be provided with adequate parking. Ms. Coard reported on the upcoming Clinton Manor parking lot plan that will be implemented.

**D. Board Committee Reports**

**Finance Committee** – Commissioners Ostuw, McKoy, Coff, Malhotra and Williams-Brown and Advisory Board members Latta, Goldstein and Williams, Mr. Tufo, Ms. Coard, Mr. Gottlieb, Ms. Reynolds, Ms.

Janney, Mr. Montanez, Ms. Figueroa, Mr. Feda, Mr. Paulemon, Mr. Soares, Mr. Galasso, Ms. Luziatti, Mr. Tabora, Ms. Silverio, Ms. Ball, Mr. Warren and Ms. Young attended the Finance Committee meeting on 11/14/2023. Mr. Feda and Mr. Montanez provided an update on the management information systems (MIS) transformation project. Mr. Feda reconfirmed the understanding concerning Board expectations related to contract approvals in 12/2023. Mr. Feda provided an overview of the Quarterly Operations Report ending 9/30/2023 that included the financial results for all properties and programs, highlighting major variances. Mr. Soares provided an update of the Stamford Elderly Housing (Scofield Manor) 9/30/2023 audit process, which is in the preliminary phase. Ms. Luziatti gave an update of the 6/30/23 COC audit, with a draft expected by early December. Ms. Luziatti reported that COC was awarded the GFOA Award of Excellence in Financial reporting for the third consecutive year, demonstrating continuous improvement and leading to further discussion.

- E. **Report from the Executive Director** – There was no report.
- F. **Preparing for a Potential Government Shutdown** – Mr. Tufo reported on COC’s government shutdown preparedness plan. Mr. Tufo noted that our efforts in developing an operational contingency plan, much like an *Emergency Preparedness Plan*, will serve COCs’ interests in the future.
- G. **Executive Session** – No Executive Session was held.
- H. **Adjournment** - At 6:50 p.m., after a motion duly made by Commissioner Ostuw and seconded by Commissioner Coff the Board meeting was adjourned.

Natalie Coard  
Executive Director