

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
NOVEMBER 20, 2024

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 20, 2024.

Commissioner Ostuw called the meeting to order at 6:00 p.m.

A. Attendees

Present: Rich Ostuw
John Coff
Lester McKoy
Divya Malhotra

Absent: Alexandro Morris

Advisory Board: Bianca Shinn-Desras
Ronice Latta

Absent:

Present: Vin Tufo
Jon Gottlieb
Lisa Reynolds
Sam Feda
Jackie Figueroa
Beth Janney
Ken Montanez
Raul Gomez
Megan Shutes
Michele Tarulli
Karen Coquillon
Chris Warren
Christine Young

B. Approval of Minutes

Approval of minutes of the COC Board Meeting of October 23, 2024

➤ Commissioner McKoy moved; Commissioner Coff seconded.

The minutes were approved.

Ayes: Rich Ostuw
Lester McKoy
John Coff
Divya Malhotra

Nays: None

C. Public Comments – There was no public comment.

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, Coff, Malhotra and McKoy and Advisory Board member Latta, Mr. Tufo, Mr. Gottlieb, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Feda, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Mr. Soares, Mr. Galasso, Ms. Caselli, Mr. Paulemon, Ms. Parada-Bravo and Ms. Young attended the Human Resources Committee meeting on 11/19/2024. Mr. Gomez provided a recruitment update on promotion, new hires and open positions. Ms. Tantimonico discussed the background, contract terms and conditions of the two resolutions that will take place in the Board meeting: Authorize Collective Bargaining Agreement with the Teamsters Local 145 Scofield and Authorize Collective Bargaining Agreement with the

Teamsters Local 145 Maintenance. Mr. Gomez provided an update on scheduled employee engagement activities and events.

Operations Committee – Commissioners Ostuw, Coff, Malhotra and McKoy and Advisory Board member Latta, Mr. Tufo, Mr. Gottlieb, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Fedra, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Mr. Soares, Mr. Galasso, Ms. Caselli, Mr. Paulemon, Ms. Parada-Bravo and Ms. Young attended the Operations Committee meeting on 11/19/2024.

Ms. Janney reported on recent cost-saving initiatives by the maintenance team, including the replacement of hot water storage tanks at Clinton Manor, Rippowam Manor, Quintard Manor and Wormser, as well as CO/smoke detectors at Stamford Manor, Connecticut Avenue, Sheridan Mews, Ursula Park and Lawn Avenue. Additionally, the team serviced, freshwater booster pumps at Clinton Manor and Rippowam Manor and replaced five heat pumps between Post House and Clinton Manor, resulting in an estimated savings of \$30,000.

Ms. Janney also highlighted the differences between The Real Estate Assessment Center (REAC) inspections and the new National Standards for Physical Inspection of Real Estate (NSPIRE) inspections. She noted that NSPIRE focuses more on resident safety and wellbeing, compared to REAC's previous scoring system that emphasized aesthetic and minor functional issues.

Mr. Gottlieb discussed the resolution to be presented to the Board 11/20/2024: Selection of Frank Capasso and Sons, Inc. to perform concrete balcony and stair tower repairs at Stamford Manor.

Finance Committee – Commissioners Ostuw, Coff, Malhotra and McKoy and Advisory Board member Latta, Mr. Tufo, Mr. Gottlieb, Ms. Coard, Ms. Figueroa, Ms. Janney, Mr. Montanez, Mr. Fedra, Ms. Reynolds, Ms. Tantimonico, Mr. Gomez, Mr. Warren, Mr. Soares, Mr. Galasso, Ms. Caselli, Mr. Paulemon, Ms. Parada-Bravo and Ms. Young attended the Finance Committee meeting on 11/19/2024.

Ms. Tantimonico provided an overview of the process to replace COCs' Medical, Dental and Vision Plan effective 12/1/2024 with a different carrier. Ms. Reynolds described the final impact and cost savings achieved for COC. Mr. Fedra presented an overview of the Q3/2024 Quarterly Financial Report using a revised format, focusing on key results and ratios. He highlighted significant variances to budget and described their operational and financial impact. Ms. Caselli provided the status of the 6/30/24 COC audit, noting that we are expecting a draft the week of 12/2/24. Mr. Soares reviewed the status of the Scofield Manor audit for the period ending 9/30/2024, which is underway. Ms. Reynolds discussed the Yardi update available in BoardPaq. Ms. Reynolds reviewed the Fiduciary Checklist as of 9/30/2024, available in BoardPaq for reference.

E. Report from Executive Director – No report was given.

F. Strategic Overview from Chief Executive Officer - Mr. Tufo discussed potential changes in federal funding for HUD, particularly the Housing Choice Voucher program (HCVP), due to the new administration and the upcoming budget proposal. He noted that any reduction in funding could affect COC's ability to issue and maintain voucher authority and impact. Mr. Tufo stressed the importance of preparedness for possible funding cuts and disruptions. He highlighted the value of having Mr. Gottlieb on the team to help secure federal funding and navigate regulatory challenges.

G. Resolutions –

24-35: Authorize Collective Bargaining Agreement with the Teamsters Local 145 Maintenance

➤ Commissioner Coff moved; Commissioner Malhotra seconded.

NOW, THEREFORE be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is hereby authorized to enter into a Collective Bargaining Agreement with the Teamsters Employees Local 145 Maintenance for the period of January 1, 2024, through December 31, 2028. The Contract shall be substantially in the form of the prior contract between the parties except as noted above.

The resolution was passed.

Ayes: Rich Ostuw Nays: None
John Coff
Lester McKoy
Divya Malhotra

24-36: Authorize Collective Bargaining Agreement with the Teamsters Local 145 Scofield

- Commissioner Malhotra moved; Commissioner Coff seconded.

NOW, THEREFORE be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is hereby authorized to enter into a Collective Bargaining Agreement with the Teamsters Employees Local 145 Scofield for the period of January 1, 2024, through December 31, 2028. The Contract shall be substantially in the form of the prior contract between the parties except as noted above.

The resolution was passed.

Ayes: Rich Ostuw Nays: None
John Coff
Lester McKoy
Divya Malhotra

24-37: Authorize change in providers of employee Medical, Dental and Vision Plans, effective December 1, 2024

- Commissioner Malhotra moved; Commissioner Coff seconded.

NOW, THEREFORE be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Chief Executive Officer is hereby authorized to implement the proposed change in providers to the above stated Medical, Dental and Vision plans, effective December 1, 2024.

The resolution was passed.

Ayes: Rich Ostuw Nays: None
John Coff
Lester McKoy
Divya Malhotra

24-38: Adoption of Inducement Resolution for Issuance and Sale of Multifamily Housing Revenue Notes Not Exceeding Aggregate Amount of \$30,100,000 for the Augustus Manor Project

- Commissioner Coff moved; Commissioner Malhotra seconded.

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford that the Resolution prepared by Bond Counsel authorizing issuance and sale of multifamily revenue housing notes not exceeding \$30,100,000 for the Augustus Manor Project be approved and that the Executive Director or CEO of the Housing Authority of the City of Stamford be authorized to execute and implement the agreement.

The resolution was passed.

Ayes: Rich Ostuw Nays: None
John Coff
Lester McKoy
Divya Malhotra

24-39: Selection of Frank Capasso and Sons, Inc. to perform concrete balcony and stair tower repairs at Stamford Manor

➤ Commissioner McKoy moved; Commissioner Ostuw seconded.

Be it resolved by the commissioners of Charter Oak Communities that the proposal submitted by Frank Capasso & Sons, Inc be approved in an amount not to exceed \$888,492.00 without further authorization and that the Executive Director or CEO is authorized to execute such documents as may be necessary to complete the transaction.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	John Coff		
	Lester McKoy		
	Divya Malhotra		

H. Executive Session – No Executive Session was held.

I. Adjournment - At 6:41 p.m., after a motion duly made by Commissioner McKoy and seconded by Commissioner Coff the Board meeting was adjourned.

Natalie Coard
Executive Director