

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
AUGUST 27, 2025

A regular Board meeting of the Commissioners of the Housing Authority of the City of Stamford was held on the Zoom remote connection meeting platform on Wednesday, August 27, 2025.

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

A. Attendees

Present:	Rich Ostuw Divya Malhotra John Coff Alexandro Morris	Absent: Lester McKoy
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Advisory Board:	Jonny Lach Ronice Latta Bianca Shinn-Desras Bruce Heller	Absent:
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Present:	Vin Tufo Jon Gottlieb Sam Fedra Jackie Figueroa Beth Janney Ken Montanez Jan Tantimonico Megan Shutes Karen Coquillon Chris Warren Darnel Paulemon Zachary Galasso Gabriela Parada-Bravo Christine Young Kim Carter
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B. Approval of Minutes

Approve minutes of the COC Board Meeting of July 23, 2025

➤ Commissioner Coff moved; Commissioner Ostuw seconded.

The minutes were approved.

Ayes:	Rich Ostuw Divya Malhotra John Coff Alexandro Morris	Nays:	None
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C. Public Comments – There was no public comment.

D. Resolutions –

25-25: Approve the Admissions and Continued Occupancy Policy (ACOP)

➤ Commissioner Coff moved; Commissioner Malhotra seconded

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the updated Admissions and Continued Occupancy Policy (ACOP) is hereby adopted effective September 1, 2025.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	Divya Malhotra		
	John Coff		
	Alexandro Morris		

25-26: Award Food Services Contract for Scofield Manor to Healthcare Services Group

➤ Commissioner Coff moved; Commissioner Malhotra seconded

Be it resolved by the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the Executive Director is authorized to enter a contract with Healthcare Services Group for comprehensive food services effective October 1, 2025. The award is not to exceed \$2,125,000 for the three-year term, and \$1,525,000 for the two optional years totaling \$3,650,000 over five years. Further board approval will be required if the contract amount exceeds 110% of the authorized amount.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	Divya Malhotra		
	John Coff		
	Alexandro Morris		

25-27: Approve the 2025 SEMAP (Section 8 Management Assessment Program) Certification

➤ Commissioner Coff moved; Commissioner Malhotra seconded

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the 2025 SEMAP (Section 8 Management Assessment Program) Certification is hereby approved for submission to the U.S. Department of Housing and Urban Development (HUD).

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	Divya Malhotra		
	John Coff		
	Alexandro Morris		

25-28: Authorize Change Order No. 1 to Contract with Finocchio Brothers, Inc. for Term Extension, and corporate name change

➤ Commissioner Coff moved; Commissioner Malhotra seconded

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 authorized to approve Change Order No. 1 and the name change to the contract with Finocchio Brothers, Inc. to All American Waste for the amount of \$148,440.00 per year for two (2) additional years totaling \$296,880.00, with the option to extend two (2) more additional years at \$296,880 for a total of five (5) years. The total contract amount to not exceed \$450,000.00 over the current three (3) year term; and that further additional funding shall not be exceeded without further Board authorization.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	Divya Malhotra		
	John Coff		
	Alexandro Morris		

D. Executive Session – There was no Executive Session

E. Adjournment - At 6:30 p.m., after a motion duly made by Commissioner Malhotra and seconded by Commissioner Coff the Board meeting was adjourned.

Natalie Coard
Executive Director