

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
NOVEMBER 19, 2025

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 19, 2025.

Commissioner Ostuw called the meeting to order at 6:06 p.m.

A. Attendees

Present:

Rich Ostuw
Lester McKoy
Divya Malhotra
John Coff
Alexandro Morris

Absent:

Advisory Board:

Jonny Lach
Bianca Shinn-Desras
Bruce Heller

Absent: Ronice Latta

Present:

Vin Tufo
Jon Gottlieb
Michele Tarulli
Beth Janney
Chris Warren
Ken Montanez
Jan Tantimonico
Raul Gomez
Karen Coquillon
Darnel Paulemon
Christine Young-Mason
Kim Carter

B. Approval of Minutes

Approve minutes of the COC Board Meeting of October 22, 2025

➤ Commissioner Coff moved; Commissioner McKoy seconded.

The minutes were approved.

Ayes: Rich Ostuw
Lester McKoy
Divya Malhotra
John Coff
Alexandro Morris

Nays: None

C. Public Comments – There was no public comment.

D. Board Committee Reports

Human Resources Committee – Commissioners Ostuw, McKoy, Malhotra, Coff, and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Ms. Coard, Mr. Montanez, Mr. Feda, Mr. Gomez, Ms. Coquillon, Mr. Paulemon, Mr. Greene, Ms. Janney, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason attended the Human Resources Committee meeting on 11/18/2025.

Mr. Gomez provided recruitment updates on a new hire and open positions. Ms. Tantimonico provided an update on next steps with renewing United HealthCare's medical plan. This included conducting a new employee survey to identify challenges and opportunities in the benefits plan, actions taken to improve employee (user) experience, and upcoming training. She reiterated that our goal is to ensure that employees and their dependents receive optimal benefits from these plans. Mr. Feda discussed premium negotiations with UHC, HRA utilization, as well as overall cost of plan.

Mr. Gomez provided an update on recent and upcoming scheduled employee engagement activities and events.

Operations Committee – Commissioners Ostuw, McKoy, Malhotra, Coff, and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Ms. Coard, Mr. Montanez, Mr. Feda, Mr. Gomez, Ms. Coquillon, Mr. Paulemon, Mr. Greene, Ms. Janney, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Mr. Soares, Ms. Caselli, Mr. Molin, Ms. Carter, and Ms. Mason attended the Human Resources Committee meeting on 11/18/2025.

Ms. Janney reported that the maintenance team has completed several key projects, including a new HVAC installation and corridor flooring work at Post House, exterior lighting, landscaping, irrigation, and patio improvements at Clinton Manor along with the start of lobby renovations and an AC condenser replacement at Taylor Street. At Lawn Avenue Townhomes, milling, paving, curbing, and striping of both parking lots were completed, with space numbering to follow. All inspection items at Glenbrook Manor, Quintard Manor, and Lawnhill Terrace were also completed.

Ms. Janney provided a relocation update on Oak Park phase 1, where preparations continue for the return of 61 households. Recertifications required under LIHTC are in progress, a PBV waitlist has been opened for eligible households, and residents are being transitioned to Rent Café's online application and certification system. Ms. Janney provided a demonstration of that application.

Ms. Janney reported that the permit parking application for Lawnhill Terrace has been submitted to the City of Stamford. The team has collected 120 of the 134 signatures needed to reach the required 65% resident support, with assistance from Resident Board Member Alex Morris, who is helping with door-to-door outreach.

Finance Committee – Commissioners Ostuw, McKoy, Malhotra, Coff, and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Ms. Coard, Mr. Montanez, Mr. Feda, Mr. Gomez, Ms. Coquillon, Mr. Paulemon, Mr. Greene, Ms. Janney, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Mr. Soares, Ms. Caselli, Mr. Molin, Ms. Carter, and Ms. Mason attended the Human Resources Committee meeting on 11/18/2025.

Mr. Feda and Mr. Paulemon presented the quarterly financial reports. Scofield Manor's unaudited September 2025 results just broke even due to high vacancies and boiler repair costs. December year-end property budgets are nearly complete, with most multi-family and LIHTC sites performing at or above budget, though Taylor Street, Westwood, Greenfield, and Park 215 continue to experience high vacancies tied to turnover and waitlist coordination issues. For the June year-end properties, first-quarter results show federal programs tracking better than budget, with LIPH operating subsidy trending at a 100 percent proration and the HCV program on track to receive additional – "shortfall" – funding to make up for insufficient annual budget authority. MAE is anticipating approximately \$5.4 million in surplus cash from FY2025 activity.

Mr. Galasso provided a procurement update. He reviewed recent bid activity, approved solicitations, and contract extensions, and outlined upcoming bids involving MEP work and fire alarm systems maintenance. He also discussed the introduction of the Yardi Service Contract Manager for contract management. Additionally, he shared the future timeline for updates to the procurement policy and procedure, along with plans to provide training for staff and board members.

Ms. Casselli and Mr. Soares delivered audit updates. For the June year end, they are in the tenant file review selection phase. For the September period, they are finalizing the closing of the books for Scofield.

- E. **Report from Executive Director** – There was no report.
- F. **Strategic Overview from Chief Executive Officer** – Mr. Tufo provided an update on House Bill 8002 (the “An Act Concerning Housing Growth”) to encourage development of affordable housing in Connecticut, especially in smaller towns and cities.
- G. **Executive Session** – There was no Executive Session.
- H. **Adjournment** - At 6:37 p.m., after a motion duly made by Commissioner Coff and seconded by Commissioner McKoy the Board meeting was adjourned.

Natalie Coard
Executive Director