

MINUTES OF THE REGULAR BOARD MEETING OF
THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF STAMFORD
DECEMBER 17, 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, December 17, 2025.

Commissioner Ostuw called the meeting to order at 6:05 p.m.

A. Attendees

Present:	Rich Ostuw Lester McKoy Divya Malhotra John Coff Alexandro Morris	Absent:
Advisory Board:	Jonny Lach Ronice Latta Bianca Shinn-Desras Bruce Heller	Absent:
Present:	Vin Tufo Jon Gottlieb Michele Tarulli Megan Shutes Beth Janney Chris Warren Sam Feda Natalie Coard Ken Montanez Jan Tantimonico Raul Gomez Karen Coquillon Darnel Paulemon Christine Mason Kim Carter	

B. Approval of Minutes

Approve minutes of the COC Board Meeting of November 19, 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. Election of Officers

➤ Commissioner Ostuw nominated, Commissioner Coff seconded, Commissioner McKoy as Vice Chairman.
➤ Commissioner McKoy nominated, Commissioner Coff seconded, Commissioner Ostuw as Chairman.
➤ Both appointments were approved by unanimous vote.

D. Public Comments – There was no public comment.

E. Board Committee Reports There were no Committee Reports.

F. Report from Executive Director – Ms. Coard highlighted the strong community support our residents received during the holiday season, with a particular focus on the elderly residents. Person-to-Person generously donated 326 \$50 gift cards for ShopRite. Additional donations included Baskets from Heaven as well as Stamford Manor receiving over 100 turkey dinner baskets. Residents expressed deep gratitude and reported a meaningful sense of community connection.

G. Strategic Overview from Chief Executive Officer – Mr. Tufo announced that Mr. Ben Barnes will be joining the agency as Chief of Staff on January 12, 2026 and shared an overview of his background and credentials. Mr. Tufo thanked everyone for their participation and commitment to recent community enrichment events.

H. Resolutions

25-34 Approve the extension of the Yardi Consulting Services contract with Wise Consulting Services

➤ Commissioner McKoy moved; Commission Malhotra seconded

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford, doing business as Charter Oak Communities, that the contract with Wise Consulting Services be extended for two years to provide services on an as-needed basis, at an additional amount not to exceed \$150,000. Further Board approval shall be required if this extension exceeds 110% of the authorized amount.

The resolution was passed.

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

25-35 Selection of BRD Builders (BRD) to perform selected mechanical, electrical and plumbing (MEP) upgrades at Stamford Manor

➤ Commissioner Malhotra moved; Commission McKoy seconded

Be it resolved by the Commissioners of the Housing Authority of the City of Stamford d/b/a Charter Oak Communities that the proposal submitted by BRD Builders for MEP upgrades at Stamford Manor be approved in an amount not to exceed \$2,496,670, including a contingency allowance, and that the CEO is authorized to execute such documents as may be necessary to fulfill contracting requirements.

The resolution was passed.

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

I. Executive Session – There was no Executive Session.

H. Adjournment - At 6:42 p.m., after a motion duly made by Commissioner Coff and seconded by Commissioner McKoy the Board meeting was adjourned.

Natalie Coard
Executive Director