

MINUTES OF THE REGULAR BOARD MEETING OF  
THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF STAMFORD  
MARCH 25, 2026

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, March 25, 2026.

Commissioner Ostuw called the meeting to order at 6:11 p.m.

**A. Attendees**

Present: Rich Ostuw Absent: Alexandro Morris  
John Coff  
Lester McKoy  
Divya Malhotra

Advisory Board: Jonny Lach Absent: Bianca Shinn-Desras  
Ronice Latta  
Bruce Heller

Present: Vin Tufo  
Jon Gottlieb  
Michele Tarulli  
Megan Shutes  
Ben Barnes  
Jackie Figueroa  
Chris Warren  
Ken Montanez  
Sam Feda  
Zachary Galasso  
Natalie Coard  
Jan Tantimonico  
Raul Gomez  
Karen Coquillon  
Darnel Paulemon  
Christine Mason  
Kim Carter

**B. Approval of Minutes**

Approve minutes of the COC Board Meeting of February 25, 2025

➤ Commissioner Malhotra moved; Commissioner Coff seconded.

The minutes were approved.

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

**C. Public Comments** – There was no public comment.

**D. Board Committee Reports**

**Human Resources Committee** – Commissioners Ostuw, Coff, McKoy, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedra, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Carter, and Ms. Mason, attended the Human Resources Committee meeting on 03/24/26.

Mr. Gomez provided an update on recruitment efforts for four open positions. Ms. Tantimonico highlighted two new communication initiatives aimed at both internal and external audiences, including the “Faces of Charter Oak Communities” campaign and the launch of a quarterly newsletter, COC Connections. Mr. Gomez also reported on the success of the annual open enrollment training for voluntary benefits, such as additional life, accident, and critical illness insurance, which resulted in a 50% increase in enrollment. Mr. Gomez also reviewed recent and upcoming employee engagement events and activities.

**Operations Committee** – Commissioners Ostuw, Coff, McKoy, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedra, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Caselli , Mr. Molin, Ms. Carter, and Ms. Mason, attended the Operations Committee meeting on 03/24/26.

Ms. Parada-Bravo reported on the City of Stamford’s 2nd Annual Housing Fair, held on 02/28/26, at J.M. Wright Technical School in partnership with United Way. The event served landlords, tenants, homeowners, and individuals experiencing housing insecurity, with 30 vendors and 124 residents in attendance. In lieu of vendor fees, donations were made to the school’s Warrior Pantry, with COC contributing 320 items. COC staff attended and engaged with community members.

Ms. Figueroa presented resident demographic data, including race, ethnicity, income, and disability status, noting that the data supports culturally competent service delivery and promotes equitable outcomes. A comparison with employee demographics indicates the workforce is well-aligned with the population served.

Ms. Janney provided an update on Oak Park Phase 1, where leasing has commenced with 23 families moved in (37.7% occupancy), and additional move-ins scheduled from March through early May. Nine families will be relocated from Phase 2 to Phase 3 in preparation for demolition of the Phase 2 buildings. The project reflects strong collaboration between Rippowam Corporation and COC, and a slideshow was presented highlighting the site’s progress.

**Finance Committee** – Commissioners Ostuw, Coff, McKoy, Malhotra and Morris and Advisory Board members Lach, Heller, and Latta, Mr. Tufo, Mr. Gottlieb, Mr. Barnes, Ms. Coard, Mr. Montanez, Mr. Fedra, Mr. Gomez, Ms. Coquillon, Ms. Parada- Bravo, Mr. Paulemon, Mr. Soares, Ms. Janney, Ms. Figueroa, Ms. Tantimonico, Mr. Warren, Mr. Galasso, Ms. Caselli , Mr. Molin, Ms. Carter, Ms. Mason, Mr. Engberg, Mr. Kelly, and Mr. Yanouzas attended the Finance Committee meeting on 03/24/26.

Mr. Engberg, Mr. Kelly, and Mr. Yanouzas of Whittlesey presented the 12/31/25 audits for 15 LIHTC properties, all of which received unmodified (clean) opinions with no comments. FY2025 results reflected \$3.4 million in surplus cash flow, expected to be distributed between COC and Rippowam Corporation. Scofield Manor’s audit for the period ending 09/30/25 also received a clean opinion with stabilized NOI and working capital noted, though the property continues to rely on a substantial City of Stamford operating grant. Resolutions will be presented to accept the audited financial statements for the listed entities for FY2025 and Scofield Manor for year-end 09/30/25.

Mr. Galasso provided a procurement update, including two change orders for Board approval related to Arrow Security Services and All-American Waste in connection with Oak Park 1 operations. Mr. Galasso also reviewed issued and upcoming RFPs covering staffing, owner’s representative services, capital needs assessments, tenant services, and Scofield Manor improvements. An overview of the Yardi Contract

Management software and its implementation timeline was presented, along with updates to procurement policies and planned training for Board members and staff.

**E. Report from Executive Director** – There was no Report.

**F. Strategic Overview from Chief Executive Officer** – Mr. Tufo together with the leadership team, presented the Year-End 2025 Progress Report. The presentation provided a comprehensive review of the company’s performance in Q3 and Q4 of 2025, highlighted key achievements, addressed challenges faced during the year, and outlined strategic goals and priorities for 2025–26.

**G. Resolutions**

**26-05 Authorize Change Order No. 2 to Contract with Arrow Security Services for the addition of Oak Park 1.**

- Commissioner Coff 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 Executive Director is authorized to approve Change Order No. 2 for Arrow Security Services, Inc. to add security services to Oak Park 1 and increase the yearly amount to \$146,934.00. For the remainder of the contract term, the total expected cost including the 10% contingency amounts to \$242,500.00. The aggregate contract amount over the five (5) year term is hereby increased from \$2,836,897.00 to \$3,079,397.00. Further expenditure shall not be exceeded without further Board authorization.**

Ayes: Rich Ostuw  
John Coff  
Lester McKoy  
Divya Malhotra

Nays: None

The resolution was passed.

**26-06 Authorize Change Order No. 2 to Contract with All American Waste for the addition of Oak Park 1**

- Commissioner McKoy moved; Commission 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. 2 for All American Waste to add services to Oak Park 1 increasing the yearly amount from \$148,440.00 to \$173,400.00 for the current year beginning March 2026. The total contract amount approved in Change Order No. 2 for the current three (3) year period is to not exceed \$517,308.00 without further Board authorization.**

Ayes: Rich Ostuw  
John Coff  
Lester McKoy  
Divya Malhotra

Nays: None

The resolution was passed.

H. **Executive Session** – There was no Executive Session.

I. **Adjournment** - At 7:20 p.m., after a motion duly made by Commissioner McKoy and seconded by Commissioner Malhotra the Board meeting was adjourned.

Natalie Coard  
Executive Director