

**HOUSING AUTHORITY OF THE TOWN OF NEW CANAAN
PUBLIC MEETING AND BOARD MEETING
JANUARY 21, 2026**

DRAFT MINUTES

A Public Meeting of the Housing Authority of New Canaan was called to order at 5:20 P.M. by Scott Hobbs.

Attendees: Commissioners Peggy Dannemann, Scott Hobbs, Michael Sweeney, Tim Welch; Public: Cindi Calitri, Wendy Keagy

Scott introduced the Waveny Care Center Project bond issuance resolution for discussion and approval at the Public Meeting. Scott clarified to Residents the role and capacity of Housing Authority of New Canaan to issue such bonds.

Scott Hobbs read the following resolution:

“The Resolution authorizing the issuance and sale of not exceeding \$45,000,000 aggregate principal amount of Housing Authority of the Town of New Canaan Revenue Bonds (Waveny Care Center Project) Series 2026”

A Motion to approve the resolution was made by Dannemann, seconded by Welch. The resolution was approved unanimously. As Acting Secretary of the Housing Authority, Dannemann will sign the Resolution and forward a copy to Robinson & Cole LLP, Bond Counsel to the Authority after tonight’s meeting.

A Motion was made to close the Public Meeting by Hobbs, seconded by Welch. The Motion passed unanimously.

The Public Meeting adjourned at 5:32 P.M.

The January Board Meeting of the Housing Authority was called to order at 5:34 P.M.

Attendees: Attendees: Commissioners Peggy Dannemann, Scott Hobbs, Michael Sweeney, Tim Welch; Westmount Management Alex Cotteiro, Chandritta Evans, Amy Hernandez, Rick Ross; Residents Cindi Calitri, Wendy Keagy

Scott waived reading of the Minutes from the December meeting and asked for approval. Welch moved to accept the Minutes as presented. Hobbs seconded. Unanimously approved.

Comments from the Public: Wendy asked about meeting schedule postings and agendas. Cindi asked about the Resident Commissioner vacancy.

Westmount proceeded with Operations reports and financials.

Leasing:

- Canaan Parish currently has 2 vacancies, both 2 BR units. Preparing for REAC inspection in February. We still have a waiting list for both buildings.

- Millport currently has 4 vacancies, with applicants in process; two move-ins anticipated for 2/1/26. Two vacancies forecast over next few months. Recertifications continue. Gio moving to another Westmount property.

Maintenance:

- Amy reported more burners wearing out and needing replacement after conversion from propane to natural gas.

Financials:

- Both properties are showing financial stability, with improved cash flow.

With no further items for public discussion, Welch moved to move to Executive Session to discuss private issues, Dannemann seconded. All in favor.

Executive Session called to order at 5:56 P.M

Executive Session adjourned at 6:44 P.M.

Having no additional comments from the public, Welch made a motion to adjourn the meeting, Sweeney seconded. All in favor.

The Board Meeting adjourned at 6:45 P.M.

Respectfully submitted,
Peggy Dannemann, Commissioner
Acting Secretary