

# Housing Authority of the City of Ansonia

Robert Lisi, Chairman  
Edward Norman, Vice Chairman  
Eileen Krugel, Commissioner  
Dan Kershaw, Commissioner  
Samuel Levey, Commissioner

Troy D. White  
Executive Director

36 Main Street  
Ansonia, CT 06401  
Phone: (203) 736-8888  
(TDD/TYY): 1-800-842-9710  
FAX: (203) 736-8833

## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: January 27, 2015

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the December 16, 2015 regular meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for November 2015
6. Report of Executive Director  
Report of Housing Operations Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business
  - A. Resolution 2016-01: amends resolution 2015-21 that authorized the write off of \$9,549.17 in the Low Income Public Housing program at the December 16, 2015 meeting and authorizes the write off to be \$9,329.73.



- B. Resolution 2016-02: Authorizing the adoption of the 2016 Fair Market Rent for the Housing Choice Voucher Program in the City of Ansonia, Town of Seymour and City of Shelton.
- C. Resolution 2016-03: authorizing change order #1 to the contract between the Housing Authority of the City of Ansonia and L. Holzner Electric Company for the replacement of windows at Monsignor Hynes and John J. Stevens in an additional amount of \$3,183.18.00 to not exceed \$586,615.18.

10. Executive Session

- A. Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss the Commission on Human Rights and Opportunity (CHRO) case number 1650074 - Damaris Santos v. Housing Authority of the City of Ansonia.

11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



# Housing Authority of the City of Ansonia

RECEIVED FOR FILE

16 FEB 11 AM 9:50

Robert Lisi, Chairman  
Edward Norman, Vice Chairman  
Eileen Krugel, Commissioner  
Dan Kershaw, Commissioner  
Samuel Levey, Commissioner

*Liana Branch*  
TOWN OF ANSONIA  
Executive Director

36 Main Street  
Ansonia, CT 06401  
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(TDD/TYY): 1-800-842-9710  
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## SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: February 12, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Public Session
4. Executive Session

A. Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss a personnel matter.

5. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel  
Janet Vitarius Waugh, Town and City Clerk  
Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward  
Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee  
Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



RECEIVED FOR FILE  
Housing Authority of the City of Ansonia

16 FEB 16 PM 1:26

Robert List, Chairman  
Edward Norman, Vice Chairman  
Eileen Krugel, Commissioner  
Dan Kershaw, Commissioner  
Samuel Levey, Commissioner

*Nia Branch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Troy D. White  
Executive Director

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SPECIAL MEETING AGENDA  
BOARD OF COMMISSIONERS

Date: February 17, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Executive Session

A. Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss a personnel matter.

4. Adjournment

cc: Board of Commissioners  
Attorney James Sheehy, Sheehy & Dillon, General Counsel  
Janet Vitarius Waugh, Town and City Clerk  
Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward  
Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee  
Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



# Housing Authority of the City of Ansonia

RECEIVED FOR FILE

Robert List, Chairman  
Edward Norman, Vice Chairman  
Eileen Krugel, Commissioner  
Dan Kershaw, Commissioner  
Samuel Levey, Commissioner

16 FEB-22 AM 11:48  
*Olivia Branch*  
Roy D. White  
Executive Director  
ANSONIA, CONNECTICUT  
36 Main Street  
Ansonia, CT 06401  
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(TDD/TYY): 1-800-842-9710  
FAX: (203) 736-8833

## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: February 24, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the January 27, 2016 regular meeting, special meetings of February 12<sup>th</sup> and 17<sup>th</sup>, 2016 of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for December 2015
6. Report of Executive Director  
Report of Housing Operations Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business
  - A. Appointment of Interim Executive Director.



- B. Resolution 2016-04: authorizing the execution of the Connecticut Housing Finance Authority - State Housing Portfolio - Semi-Annual Affidavit for Financial Statements for the quarter ending December 31, 2015.
- C. Resolution 2016-05: authorizing the submission of the fiscal year 2015 Section Eight Management Assessment Program ("SEMAP") certification, form HUD-52648.
- D. Resolution 2016-06: authorizing the extension of Fee Accounting Services from resolution 2013-13 that authorizes a contract between the Housing Authority of the City of Ansonia and Timothy P. Sandor. This resolution is requesting an additional amount not to exceed \$36,850 for a period commencing May 1, 2016 and terminating April 30, 2017 and to increase the amount of the contract to \$138,130.00.
- E. Resolution 2016-07: authorizing the extension of Legal Services from resolution 2014-01 and resolution 2014-16 that authorizes a contract between the Housing Authority of the City of Ansonia and Sheehy & Dillon. This resolution is requesting an additional amount not to exceed \$50,000.00 for a period commencing January 6, 2016 and terminating January 5, 2017 and to increase the amount of the contract to \$170,000.00.

10. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



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Robert Lisi, Chairman  
Edward Norman, Vice Chairman  
Eileen Krugel, Commissioner  
Dan Kershaw, Commissioner  
Samuel Levey, Commissioner

16 MAR 14 AM 10:39

*Dianna Branch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Troy D. White  
Executive Director

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## SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: March 15, 2016

Time: 4:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance

2. Roll Call

3. New Business

A. Separation Agreement of Executive Director Troy D. White

4. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



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Robert Henderson  
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## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: March 30, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the February 24, 2016 regular meeting and the special meeting of March 15, 2016 of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for February 2016
6. Report of Interim Executive Director/ Housing Operations Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business





10. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

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## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: April 27, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the March 30, 2016 regular meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for March 2016
6. Report of Interim Executive Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business



10. Executive Session

- A. Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss pending litigation.

11. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

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## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: May 25, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the April 27, 2016 regular meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for April 2016
6. Report of Interim Executive Director  
Report of Housing Operations Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business



## 11. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

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## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: July 27, 2016

Time: 6:00 p.m.

Location: Ortoli Community Center – 70 Woodlawn Avenue, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the May 25, 2016 regular meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for June & July 2016
6. Report of Interim Executive Director  
Report of Housing Operations Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business
  - A. Resolution 2016-08: authorizing a contract with Standard Demolition, Inc. for the demolition of Northside, Riverside Apartments, 106-165, Tinney Center & boiler room Olson Drive, Ansonia for an amount not to exceed \$1,024,350.00 for a period commencing August 1, 2016 through January 28, 2017.



- B. Resolution 2016-09: authorizing a contract with Vase Management, LLC. For the project oversight of the demolition of Northside, Riverside apartments, 106-165, Tinney Center & boiler room Olson Drive, Ansonia for an amount not to exceed \$44,582.00 for a period commencing August 1, 2016 through January 28, 2017.

10. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



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## SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: September 6, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call:
3. Public Session:
4. New Business:

Demolition Update

5. Executive Session:

A. Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss Interim Management Matters.

4. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

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## SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: September 12, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call:
3. Public Session:
4. New Business:
5. Executive Session:

A. Pursuant to Section 1-200 (6) and (8) of the Connecticut General Statutes there will be an executive session to discuss Interim Management Matters.

6. To take action, if necessary on any Interim Management and/or Management Matters regarding personnel positions.
7. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

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## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: September 28, 2016

Time: 6:00 p.m.

Location: Ortol Community Center – 70 Woodlawn Avenue, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Annual Audit of the Housing Authority of the City of Ansonia for the fiscal year 2016 presented by Maletta & Company.
4. Approval of the minutes of the July 27, 2016 regular meeting of the Board of Commissioners and the special meetings on September 6 and September 12, 2016.
5. Public Session
6. Review of Financial Statements for July & August 2016
7. Report of Executive Director  
Report of Housing Operations Director  
Report of Ross Grant Coordinator
8. Report of Committees
9. Unfinished Business
10. New Business
  - A. Resolution 2016-10: This resolution ratifies a contract extension to the agreement between the Housing Authority of the City of Ansonia and Payne Environmental, LLC for environmental services related to the demolition of Riverside Apartments from



December 31, 2013 to December 31, 2016 in an amount not to exceed \$195,900 and to increase the amount of the contract to \$338,554.90.

11. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



# Housing Authority of the City of Ansonia

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Eileen Krugel, Commissioner  
Samuel Levey, Commissioner

Robert Henderson  
Interim Executive Director

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FAX: (203) 736-8833

## SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: October 4, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call:
3. Public Session:
4. Unfinished Business:

A. Resolution 2016-10: This resolution ratifies a contract extension to the agreement between the Housing Authority of the City of Ansonia and Payne Environmental, LLC for environmental services related to the demolition of Riverside Apartments from December 31, 2013 to December 31, 2016 in an amount not to exceed \$195,900 and to increase the amount of the contract to \$338,554.90.

5. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee



# Housing Authority of the City of Ansonia

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## SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

Date: October 17, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call
3. Public Session
4. New Business

A. Resolution 2016-12: This resolution authorizes the approval of the 2017 Public Housing Agency Annual Plan and Five Year Plan.

5. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

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## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: October 26, 2016

Time: 6:00 p.m.

Location: Main Office– 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the September 28, 2016 regular meeting of the Board of Commissioners and the special meetings on October 4 and October 17, 2016.
4. Public Session
5. Review of Financial Statements for September 2016
6. Report of Executive Director  
Report of Housing Operations Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. New Business
  - A. Resolution 2016-13: This resolution authorizes the Executive Director to review, offer and make payout adjustment to accumulated sick leave for employees hired prior to October 15, 1997 and vacation time payout.



## 10. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

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## SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

Date: November 28, 2016

Time: 6:00 p.m.

Location: Main Office - 36 Main Street, Ansonia, Connecticut

1. Pledge of Allegiance
2. Roll Call
3. Public Session
4. New Business

- A. Resolution 2016-14: Adopt Board of Commissioners Meeting Schedule for 2017.
- B. Resolution 2016-15: Authorizing the approval of the Fiscal Year budgets at the Housing Authority of the City of Ansonia as listed below:
  1. Low Income Public Housing Operating Budget (LIPH) for fiscal year 2017
  2. State Elderly Operating Budget (E-75) for fiscal year 2017
  3. Riverside Development Operating Budget for fiscal year 2017
  4. Housing Choice Voucher Operating Budget (Section 8) for fiscal year 2017

## 5. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

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## REVISED SPECIAL ANNUAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: November 28, 2016

Time: 5:45 p.m.

Location: Main Office - 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. New Business: Election or Appointment of Officers
  - A. Election or Appointment of Chairman
  - B. Election or Appointment of Vice Chairman
  - C. Election or Appointment of Treasurer
  - D. Election or Appointment of Secretary
  - E. Adoption of Newly Revised Roberts Rules of Order
4. Any comments by members of the Board of Commissioners
5. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

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## REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: December 21, 2016

Time: 6:00 p.m.

Location: Main Office– 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the November 28, 2016 Special meeting of the Board of Commissioners and the Special Annual meeting.
4. Public Session
5. Review of Financial Statements for November 2016
6. Report of Executive Director  
Report of Housing Operations Director  
Report of Ross Grant Coordinator
7. Report of Committees
8. Unfinished Business
9. Executive Session
  - A. Pursuant to Section 1-200 (6), (b) and (d) of the Connecticut General Statutes there will be an executive session to discuss the following:
    1. Discuss strategy with respect to Mosely Conciliation Agreement and New Haven Legal Aid Letter.



2. Discuss the sale or lease of real estate on Olson Drive to the City of Ansonia for the Public Safety Facility.
3. Discuss the Union Contract, Health Savings Proposal and Willie Wooden's Retirement Package.

#### 10. New Business

- A. Resolution 2016-16: Resolution to authorize the adoption of the Payment Standard amount at 110% of the HUD Fiscal Year 2017 Fair Market Rent for Section 8 Tenant Vouchers in Ansonia, Seymour and Shelton.
- B. Resolution 2016-17: Resolution authorizing the Write-Off for Fiscal Year End 2016 for the State Moderate Income Housing Program.
- C. Resolution 2016-18: Resolution amending the contract agreement between the Housing Authority of the City of Ansonia and Sheehy & Dillon for Legal Services from January 6, 2017 and ending January 5, 2018 in an amount not to exceed an additional \$50,000 and to increase the amount of the contract to \$220,000.00.

#### 11. Adjournment

cc: Board of Commissioners

Attorney James Sheehy, Sheehy & Dillon, General Counsel

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2<sup>nd</sup> Ward

Joan Radin, Board of Aldermen, 5<sup>th</sup> Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1<sup>st</sup> Ward and AHA Community Housing Committee

