

Housing Authority of the City of Ansonia

Edward Norman, Chairman
James Prestiano, Vice Chairman
Dan King, Commissioner
Wilson Lopez, Commissioner
Samuel Levey, Commissioner

Robert Henderson
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 25, 2017

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 21, 2016 meeting of the Board of Commissioners.
4. Public Session
5. Report of Executive Director
Report of Housing Operations
Report of Ross Grant Coordinator
Report of Compliance Coordinator
6. Report of Committees
7. Unfinished Business
8. 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 Union Contract.
9. New Business



- A. Resolution 2017-1: Resolution authorizing the ratification of Resolution 2016-10 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 March 1, 2017 in an amount not to exceed an additional \$25,320 and to increase the amount of the contract to \$363,874.90.

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 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: February 22, 2017

Time: 6:00 p.m.

Location: Main Office– 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Reading and Approval of the minutes of the January 25, 2017 Regular Meeting of the Board of Commissioners.
4. Public Session
5. Report of Executive Director
Report of Housing Operations
Report of Compliance Coordinator
Report of Ross Grant Coordinator
6. Report of Committees
7. Unfinished Business
8. New Business
 - A. Resolution 2017-02: Resolution Authorizing the Submission of the FY2016 Section 8 Management Assessment Program (“SEMAP”) Certification
9. 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 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: February 22, 2017

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
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 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: March 29, 2017

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 22, 2017 meeting of the Board of Commissioners.
4. Public Session
5. Review of Financial Statements for February 2017
6. Report of Executive Director
 - Report of Housing Operations
 - Report of Compliance Coordinator
 - 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 Tentative Agreement.



10. New Business

- A. Resolution 2017-04: Resolution authorizing a contract between the Housing Authority of the City of Ansonia and Timothy P. Sandor for Fee Accountant Services in an amount not to exceed \$75,900 commencing May 1, 2017 and terminating April 30, 2019.
- B. Resolution 2017-05: Resolution authorizing a contract between the Housing Authority of the City of Ansonia and Sheehy and Dillon for Legal Services in an amount not to exceed \$65,000 commencing April 1, 2017 and terminating March 31, 2019.
- C. New 2017 Board of Commissioners Schedule.

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 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: April 26, 2017

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 29, 2017 meeting of the Board of Commissioners.
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Review of Financial Statements for March 2017
7. Report of Executive Director
Report of Housing Operations
Report of Compliance Coordinator
Report of Ross Grant Coordinator
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2017-06: Resolution amending the contract between the AHA and Standard Demolition Services, Inc. for the demolition of Phase II Northside, Riverside Apartments,



106-165 Olson Drive, Buildings 8,9,10,11, Boiler Room, and Tinney Community Center from August 1, 2016 to April 30, 2017 in an amount not to exceed an additional \$5052.64 and to increase the amount of the contract to \$1,057,127.86.

11. Executive Session

- A. Pursuant to Section 1-200 (6) (b) of the Connecticut General Statutes there will be an executive session to discuss pending litigation in the matter of Jacob Scaife vs Ansonia Housing Authority.

12. 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 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

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REVISED SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: May 3, 2017

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:

- a) Approve Job Posting for the vacant position of Executive Director.
- b) Approve expenditures for posting this notice to the necessary Public Housing associations.
- c) Set parameters for how long resumes will be accepted for this posting and the process for interviewing and hiring candidates.
- d) Approval to hold position of Compliance Coordinator open for Carol Mobilio to return at the completion of her services as Interim Executive Director.
- e) Approve temporary increase in salary for Carol Mobilio for her services as Interim Executive Director.
- f) Reopen the bidding process for agency general counsel.

6. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: May 31, 2017

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 26, 2017 Regular Meeting of the Board of Commissioners and the May 3, 2017 Special Meeting of the Board of Commissioners.
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Review of Financial Statements for April 2017
7. Report of Interim Executive Director / Compliance Coordinator
Report of Housing Operations
Report of Ross Grant Coordinator
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2017-07: Resolution Authorizing the Ratification of Resolution 2016-09 between the AHA and Vase Management, LLC for the Oversight of the Demolition of Riverside Apartments (Northside), 106-165 Olson Drive, Tinney Community Center and



Boiler Room in an amount not to exceed an additional \$11,202 and to increase the amount of the contract to \$55,784 for the period commencing August 1, 2016 through April 30, 2017.

11. Executive Session

- A. Pursuant to Section 1-200 (6) (b) of the Connecticut General Statutes there will be an executive session to discuss pending litigation in the matter of Jacob Scaife vs Ansonia Housing Authority.

12. 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 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REVSED SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: June 26, 2017

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) (A) of the Connecticut General Statutes there will be an executive session for the purpose of interviewing candidates for the position of Executive Director.

5. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: June 28, 2017

Time: 6:00 p.m.

Location: Ortol Community Center – 70 Woodlawn Avenue, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the May 31, 2017 regular meeting of the Board of Commissioners.
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Review of Financial Statements for May 2017
7. Report of Interim Executive Director/Compliance Coordinator
Report of Housing Operations Director
Report of Ross Grant Coordinator
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2017-08: Resolution amending the contract 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 April 3, 2017 in an



amount not to exceed an additional \$26,315 and to increase the amount of the contract to \$390,189.90.

11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: July 26, 2017

Time: 6:00 p.m.

Location: Ortol Community Center – 70 Woodlawn Avenue, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the May 31, 2017 regular meeting and the special meeting June 26, 2017 of the Board of Commissioners
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Review of Financial Statements for June 2017
7. Report of Interim Executive Director/Compliance Coordinator
Report of Housing Operations Assistant
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2017-08: Resolution amending the contract 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 April 3, 2017 in an amount not to exceed an additional \$26,315 and to increase the amount of the contract to \$390,189.90.



- B. Resolution 2017-09: Resolution authorizing a rent increase for Section 8 tenant based units at James J. O'Donnell Apartments, 63 Woodlawn Avenue, Ansonia, CT.

11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: August 2, 2017

Time: 6:00 p.m.

Location: Main Office – 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Additions, deletions or corrections to the agenda.
4. Public Session
5. New Business
 - A. Resolution 2017-08: Resolution amending the contract 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 April 3, 2017 in an amount not to exceed an additional \$26,315 and to increase the amount of the contract to \$390,189.90.
 - B. Resolution 2017-09: Resolution authorizing a rent increase for Section 8 tenant based units at James J. O'Donnell Apartments, 63 Woodlawn Avenue, Ansonia, CT.
6. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REVISED MEETING AGENDA BOARD OF COMMISSIONERS

Date: August 30, 2017

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 August 2, 2017 Special Meeting of the Board of Commissioners
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Discussion and action regarding Riverside Redevelopment
 - B. Review and possible action of Board meeting schedule for remainder of 2017



11. Executive Session

- A. Pursuant to Section 1-200 (6), (D) of the Connecticut General Statutes there will be an executive session to discuss possible real estate transaction.

12. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REVISED REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: September 27, 2017

Time: 6:30 p.m.

Location: Ortoli 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 Jason Geel, Senior Manager of Maletta & Company CPAs.
4. Approval of the minutes of the August 30, 2017 Regular Meeting of the Board of Commissioners
5. Additions, deletions or corrections to the agenda.
6. Public Session
7. Review of Financial Statements
8. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
9. Report of Committees
10. Unfinished Business
11. New Business



- A. Resolution 2017-10: Resolution authorizing the Chairman of the Board of Commissioners to execute the Annual Affidavit for Financial Statements and have the Executive Director submit the 2016 Annual Audit to the Connecticut Housing Finance Authority and Connecticut Department of Housing.

12. Executive Session

- A. Pursuant to Sections 1-200(6)(B) and (D) of the Connecticut General Statutes there will be an executive session to discuss pending litigation in the matter of Jacob Scaife v. Ansonia Housing Authority and possible real estate transaction.

13. Action taken by the Board

14. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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SPECIAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: October 16, 2017

Time: 6:30 p.m.

Location: Main Office – 36 Main Street, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Additions, deletions or corrections to the agenda.
4. Public Session
5. New Business
 - A. Resolution 2017-11: Resolution authorizing the approval of AHA's 2018 Annual PHA Plan and updated HCV Program Administrative Plan.
 - B. Resolution 2017-12: Resolution authorizing a Contract between F. Pepe Construction, LLC and the Housing Authority of the City of Ansonia for Parking Lot Paving with Curbing and New Parking Areas at Monsignor Hynes Apartments in an amount not to exceed \$52,970 commencing November 1, 2017 and ending November 30, 2017.
6. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee



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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: October 25, 2017

Time: 6:30 p.m.

Location: Ortol Community Center – 70 Woodlawn Avenue, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the September 27, 2017 Regular Meeting of the Board of Commissioners and the October 16, 2017 Special Meeting.
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2017-13: Resolution authorizing the adoption of the payment standard amount at 100% of the HUD Fiscal Year 2018 Fair Market Rent for Section 8 Tenant Vouchers in Ansonia, Seymour and Shelton



11. Executive Session

- A. Pursuant to Section 1-200 (6), (D) of the Connecticut General Statutes there will be an executive session to discuss possible real estate transaction.

12. Action taken by the Board

13. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: November 15, 2017

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 October 25, 2017 Regular Meeting of the Board of Commissioners.
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Presentation of the FY2018 Operating Budgets by Tim Sandor, Fee Accountant for the AHA
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
10. New Business
 - A. Resolution 2017-14: Resolution authorizing the Executive Director to review, offer and make payout adjustment to accumulated sick leave for employees hired prior to October 15, 1997



B. Resolution 2017-15: Authorizing the approval of the Fiscal Year 2018 budgets at the Housing Authority of the City of Ansonia as listed below:

1. Low Income Public Housing Operating Budget (LIPH) for Fiscal Year 2018
2. State Elderly Operating Budget (E-75) for Fiscal Year 2018
3. Riverside Development Operating Budget for Fiscal Year 2018
4. Housing Choice Voucher Operating Budget (Section 8) for Fiscal Year 2018

11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

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ANNUAL MEETING AGENDA BOARD OF COMMISSIONERS

Date: November 15, 2017

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
4. Any comments by members of the Board of Commissioners
5. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

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REGULAR MEETING AGENDA BOARD OF COMMISSIONERS

Date: December 27, 2017

Time: 6:30 p.m.

Location: Ortol Community Center – 70 Woodlawn Avenue, Ansonia

1. Pledge of Allegiance
2. Roll Call
3. Approval of the minutes of the Annual and the Regular Meeting of the Board of Commissioners of November 15, 2017.
4. Additions, deletions or corrections to the agenda.
5. Public Session
6. Review of Financial Statements
7. Report of Executive Director
Report of Compliance Coordinator
Report of Public Housing Operations
8. Report of Committees
9. Unfinished Business
 - A. Resolution 2017-14: Resolution authorizing the Executive Director to review, offer and make payout adjustment to accumulated sick leave for employees hired prior to October 15, 1997



B. Resolution 2017-15: Authorizing the approval of the Fiscal Year 2018 budgets at the Housing Authority of the City of Ansonia as listed below:

1. Low Income Public Housing Operating Budget (LIPH) for Fiscal Year 2018
2. State Elderly Operating Budget (E-75) for Fiscal Year 2018
3. Riverside Development Operating Budget for Fiscal Year 2018
4. Housing Choice Voucher Operating Budget (Section 8) for Fiscal Year 2018

10. New Business

- A. Resolution 2017-16: Resolution to adopt a meeting schedule for the Housing Authority of the City of Ansonia's Board of Commissioners for the year 2018
- B. Resolution 2017-17: Authorizing the Write-Off for fiscal year end 2017 for the State Moderate Income Housing Program
- C. Resolution 2017-18: Authorizing the Write-Off for fiscal year 2017 for the Low-Income Public Housing Program

11. Adjournment

cc: Board of Commissioners

Janet Vitarius Waugh, Town and City Clerk

Phillip Tripp, Board of Aldermen, President and 2nd Ward

Joan Radin, Board of Aldermen, 5th Ward and AHA Community Housing Committee

Randolph Carroll, Board of Aldermen, 1st Ward and AHA Community Housing Committee

